

MATERIAL KEYING LEGEND:

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
Z-000	COVER SHEET AND DRAWING LIST
VT 101	SITE SURVEY
Z-002	ZONING ANALYSIS
Z-003	ZONING SITE PLAN
Z-010	LEVEL 1 (DRILL HALL) LEVEL PLAN
Z-011	CELLAR LEVEL PLAN
Z-012	BASEMENT LEVEL PLAN
Z-013	LEVEL 2 PLAN
Z-014	LEVEL 3 PLAN
Z-020	ZONING SECTIONS
Z-021	SIGNAGE WAIVER - ELEVATIONS & CALCULATIONS
Z-022	SIGNAGE WAIVER - ELEVATIONS & CALCULATIONS
Z-023	ZONING ELEVATION
Z-024	ZONING ELEVATION
Z-025	ZONING ELEVATION
Z-026	OPEN SPACE PLAN
Z-027	PUBLIC PARKING GARAGE - GROUND FLOOR
Z-028	PUBLIC PARKING GARAGE - CELLAR PLAN
Z-029	PUBLIC PARKING GARAGE - CELLAR PLAN (ILLUSTRATIVE LAYOUT)

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:
COVER SHEET AND DRAWING LIST

Seal:



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

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5/14/2025 12:26:08 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

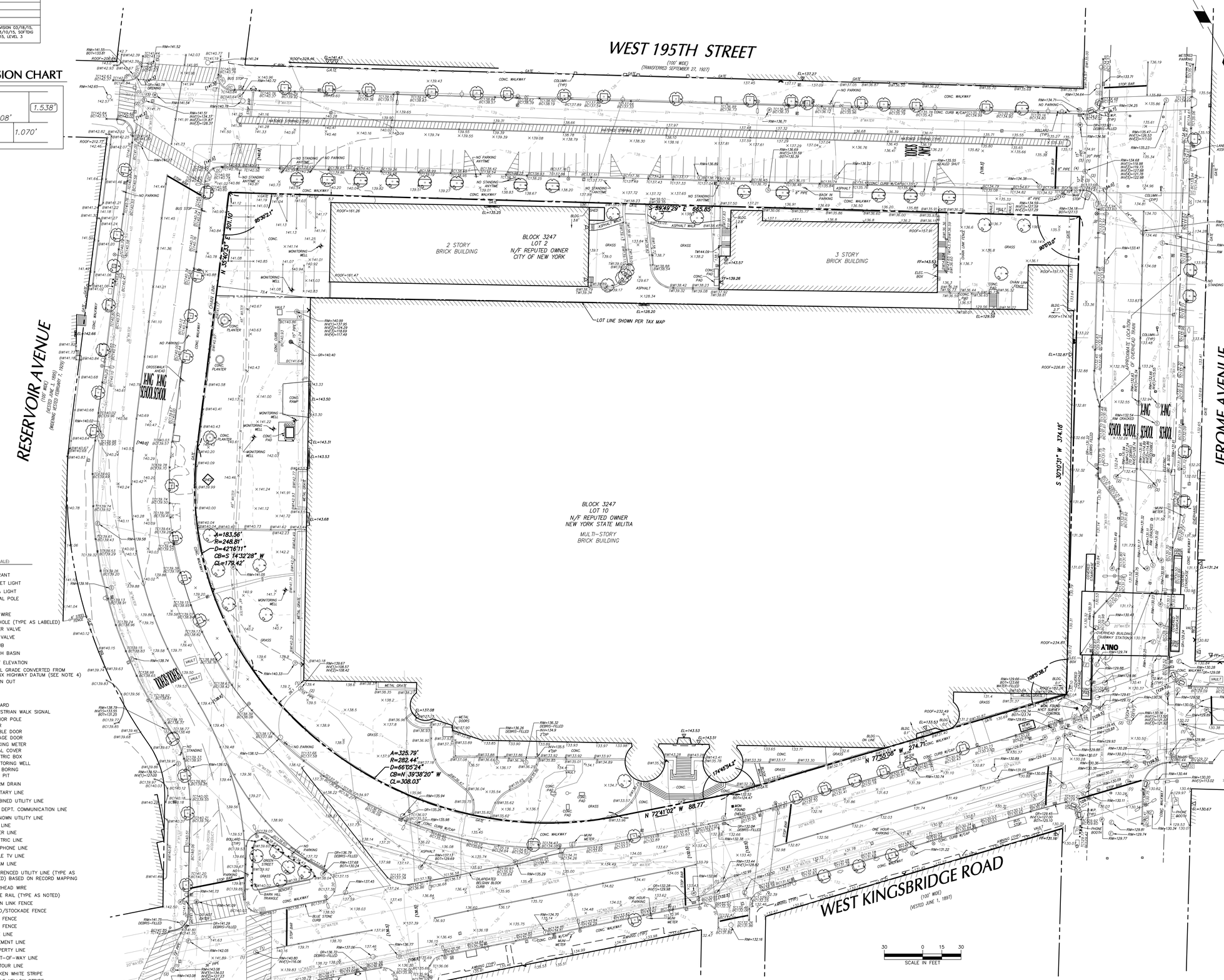
DATUM CONVERSION CHART

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 — SPOT ELEVATION
- [123.4] — 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




SITE
W 194th St
Riverbend Housing Corp
Fordham Heights Houses
Kingsbridge Rd
Kingsbridge Heights
Mosholu Pkwy
Jerome Park Reservoir
Bronx Community College
Van Cortlandt Park
Van Cortlandt Park South
Woodlawn Cemetery
Jerome Ave
Grand Concourse
Bedford Park Blvd
Lehman College
Bronx Community College
Gun Hill Rd
Mosholu Pkwy
Van Cortlandt Park - 242 St
Van Cortlandt Park - 238 St
Broadway
Kingsbridge Rd
Fordham Rd

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 VIIII			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 SQ. FT.	COMMUNITY FACILITY			COMMERCIAL						MANUFACTURING			PARKING	RESIDENTIAL		
						ARENA USE			OTHER COMMERCIAL USES									
			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

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1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
ZONING ANALYSIS

Seal:



Drawn: Author
Project No.: 25001.L00
Drawing No.:
Date: 05/16/25
Scale:

Z-002

Sheet 03 of 19

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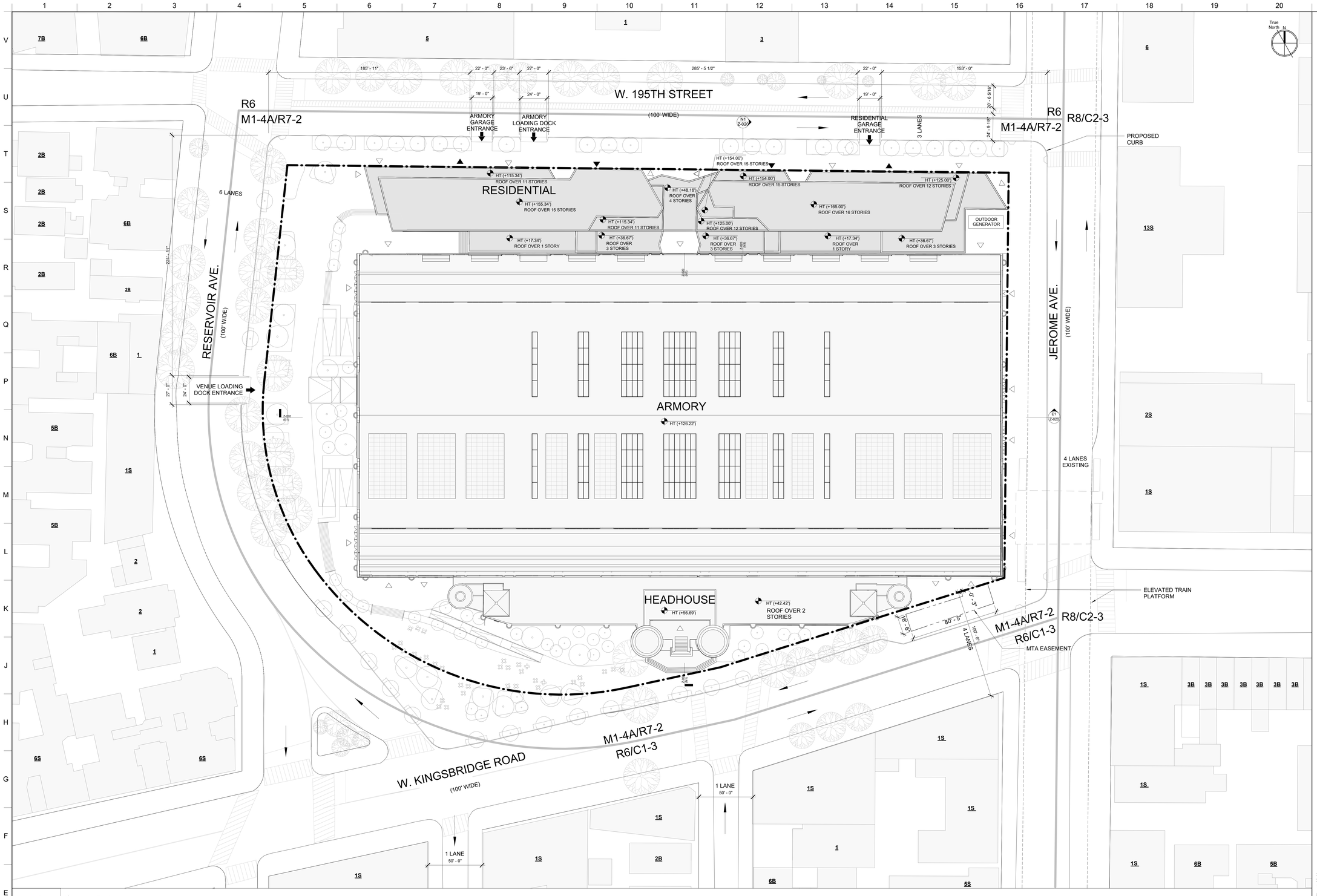

MATERIAL KEYING LEGEND:

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
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- 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.
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.

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DRAWING TITLE:
ZONING SITE PLAN

Seal: REGISTERED ARCHITECT ... STATE OF NEW YORK

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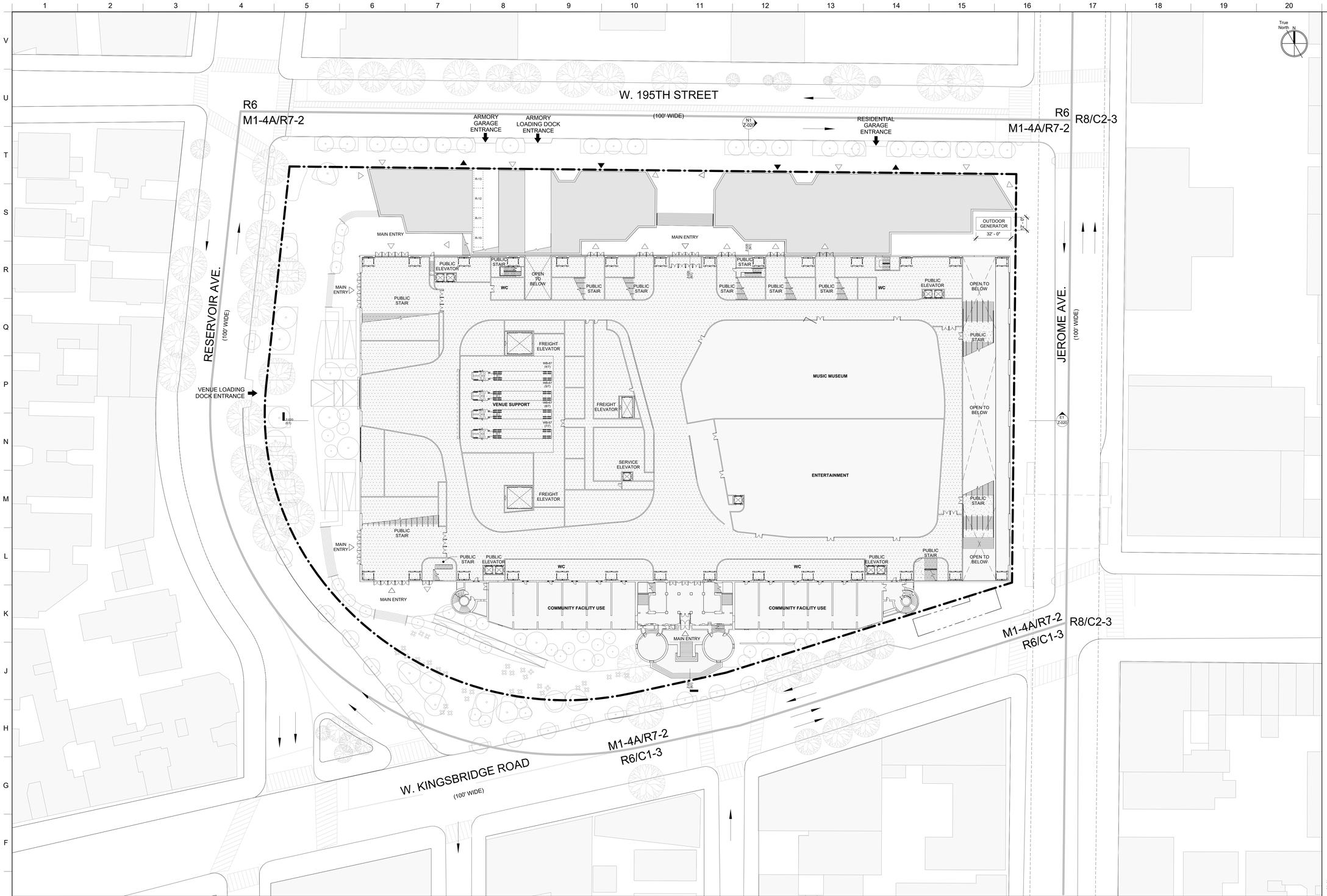

E1 LEVEL 1 (DRILL HALL)

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1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
LEVEL 1 (DRILL HALL) LEVEL PLAN

Seal: REGISTERED ARCHITECT THOMAS DOWNS FAGLEY 039134 STATE OF NEW YORK

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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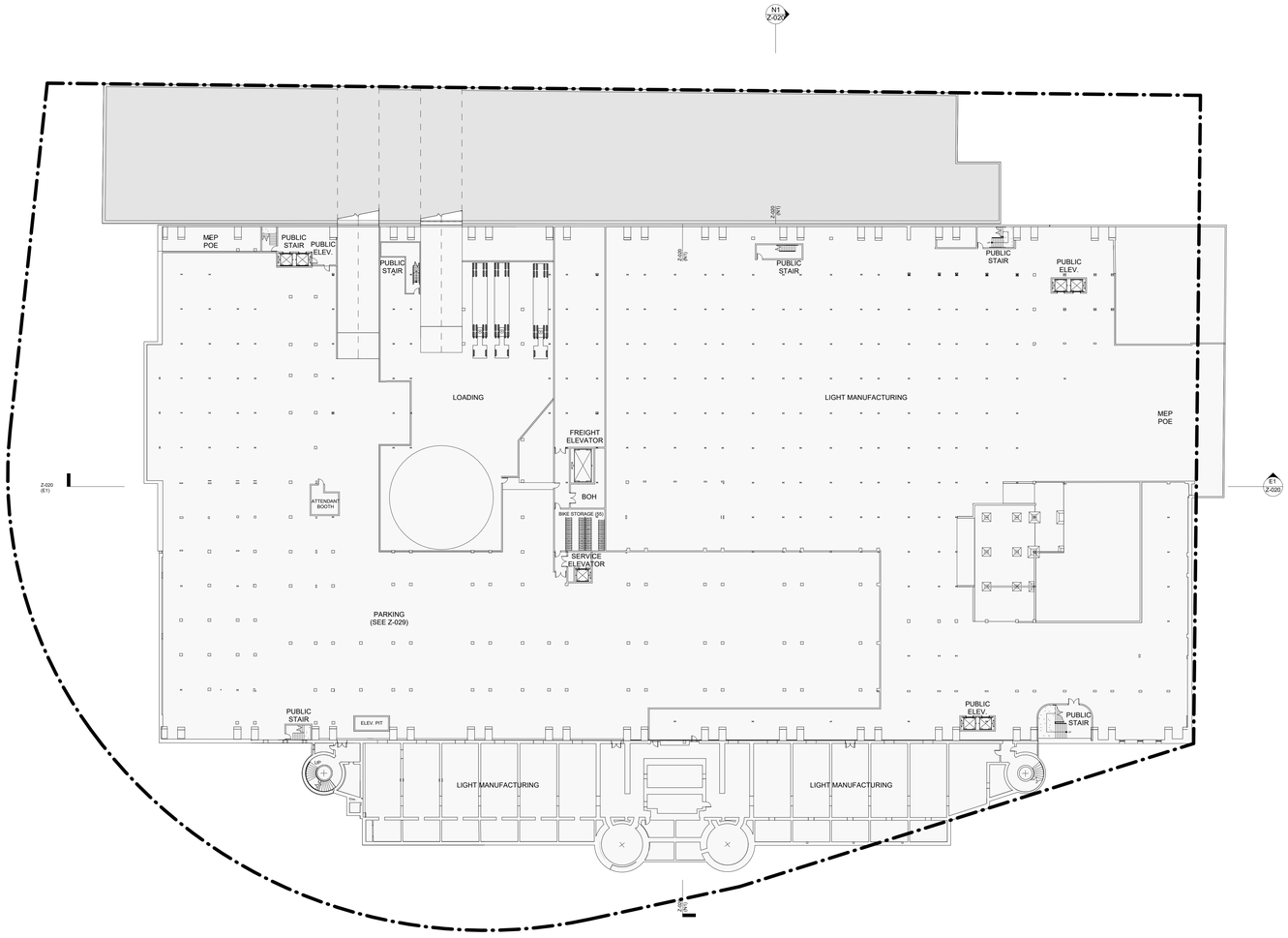

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9. All landscaping and open space improvements shown in the public right of way are subject to approval by NYC Department of Transportation.

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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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:
CELLAR LEVEL PLAN

Seal: REGISTERED ARCHITECT — STATE OF NEW YORK — No. 039[illegible]

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

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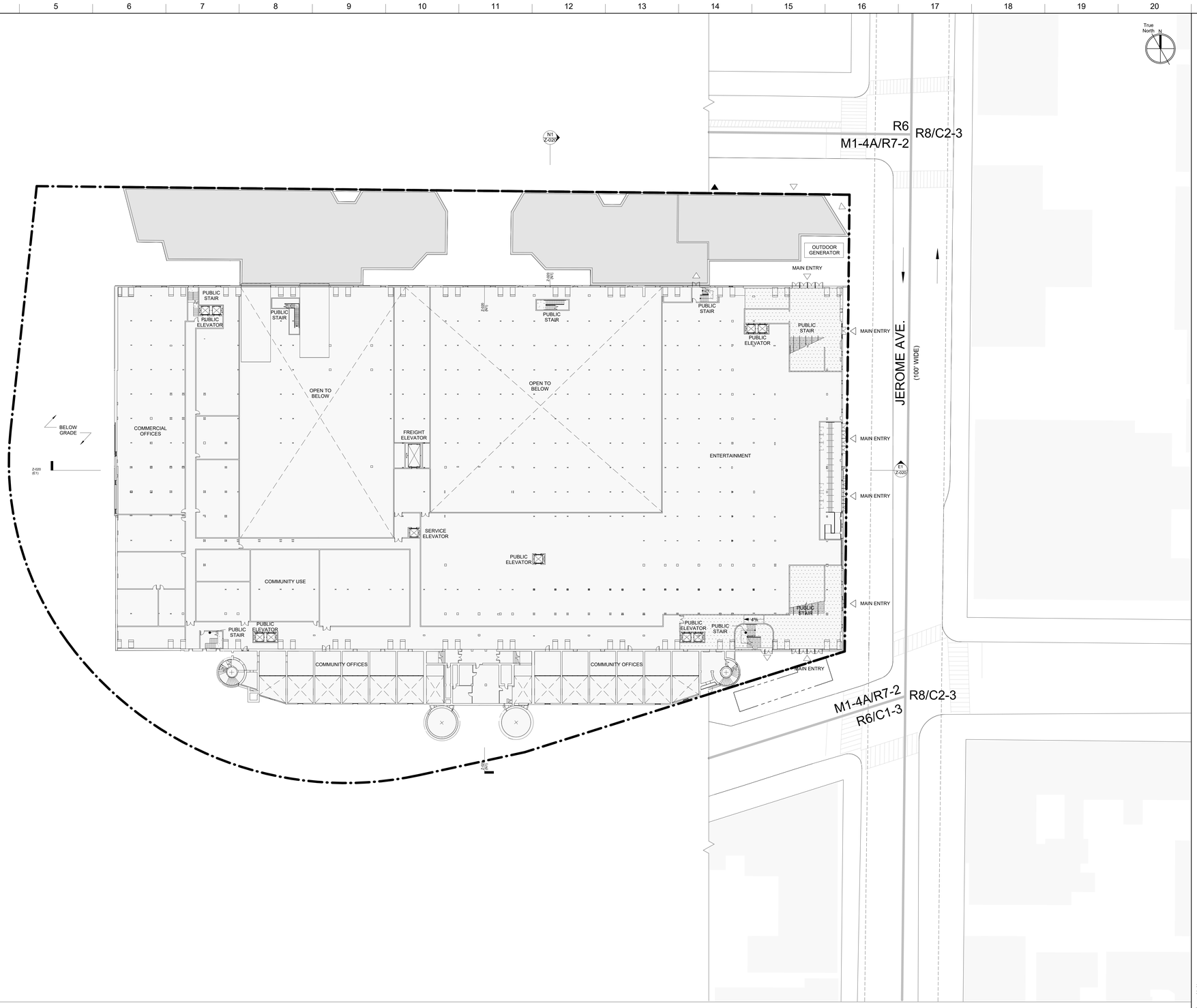

1 BASEMENT

1" = 30'-0"

LEGEND

0 16' 32' 64'

1" = 30' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- 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'.
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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:
BASEMENT LEVEL PLAN

Seal: REGISTERED ARCHITECT JOHN EDWARD AUFGANG 039115 STATE OF NEW YORK

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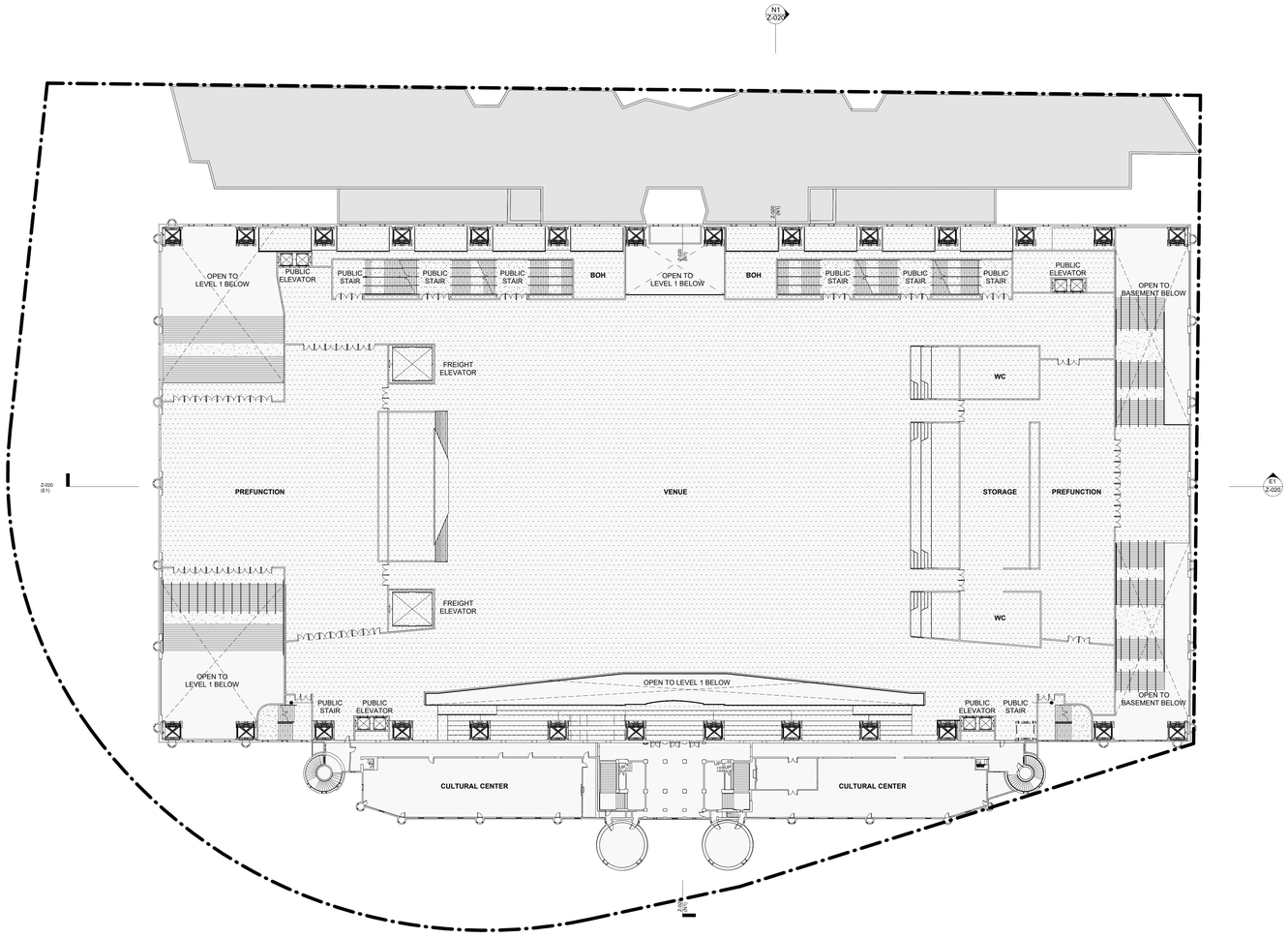

E1 LEVEL 2 (BALCONY)

1" = 30'-0"

LEGEND

0 16' 32' 64'

1" = 30' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- 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
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- AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)
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- MTA EASEMENT

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True North N

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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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:
LEVEL 2 PLAN

Seal: REGISTERED ARCHITECT ... STATE OF NEW YORK

Drawn: Author
Project No.: 25001.L00
Date: 05/16/25
Scale: As indicated
Drawing No.: Z-013
Sheet 08 of 19

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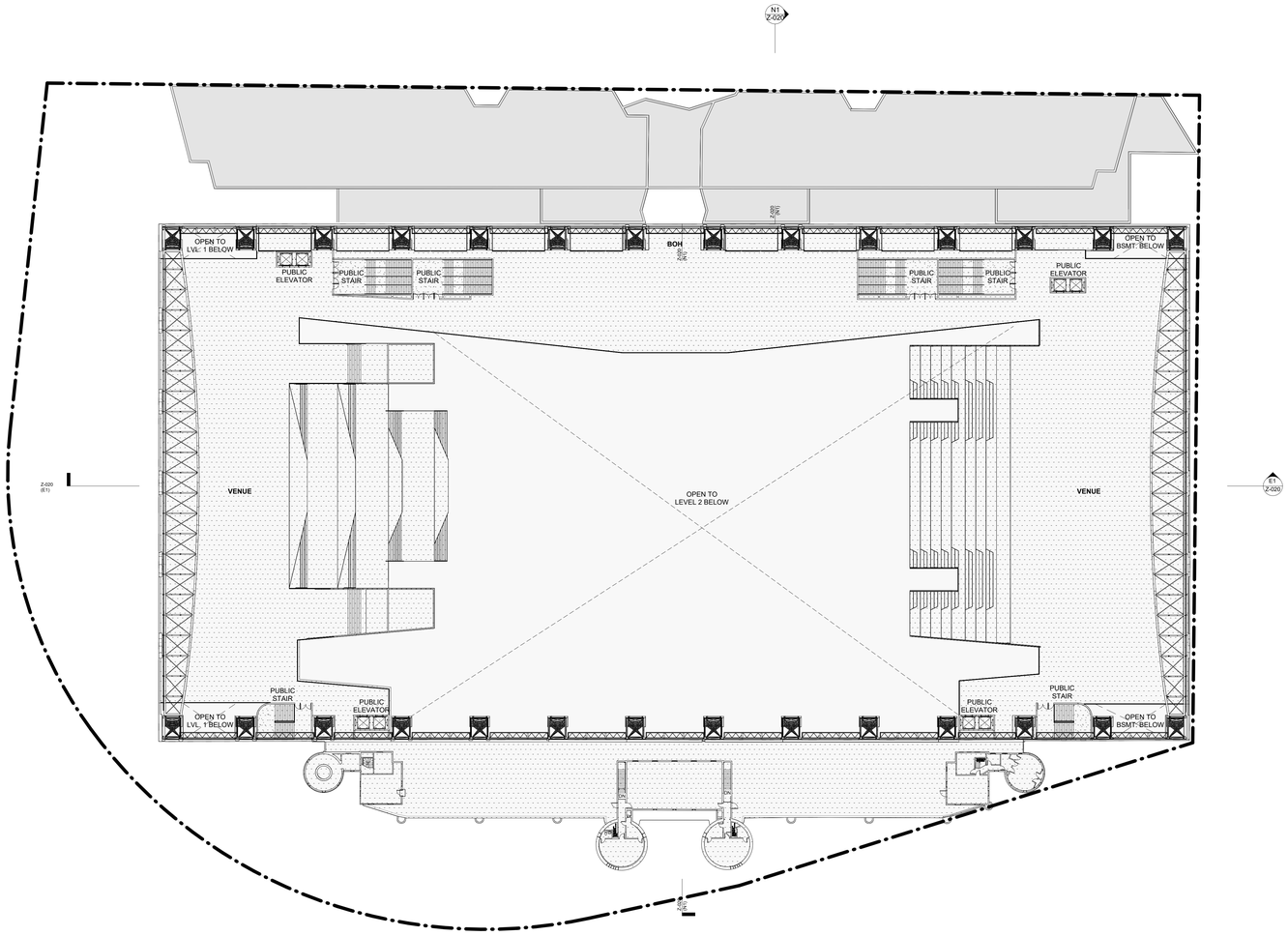

E1 LEVEL 3

1" = 30'-0"

LEGEND

0 16' 32' 64'

1" = 30' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- LOADING/PARKING ACCESS POINT
- ROAD DIRECTION
- M1-4A / R7-2 — ZONING DISTRICT
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- 18'- 0" / 8'- 6" R-00 — RESERVOIR SPACE
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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:
LEVEL 3 PLAN

Seal: REGISTERED ARCHITECT — MICHAEL THOMAS FLANAGAN — 039411 — STATE OF NEW YORK

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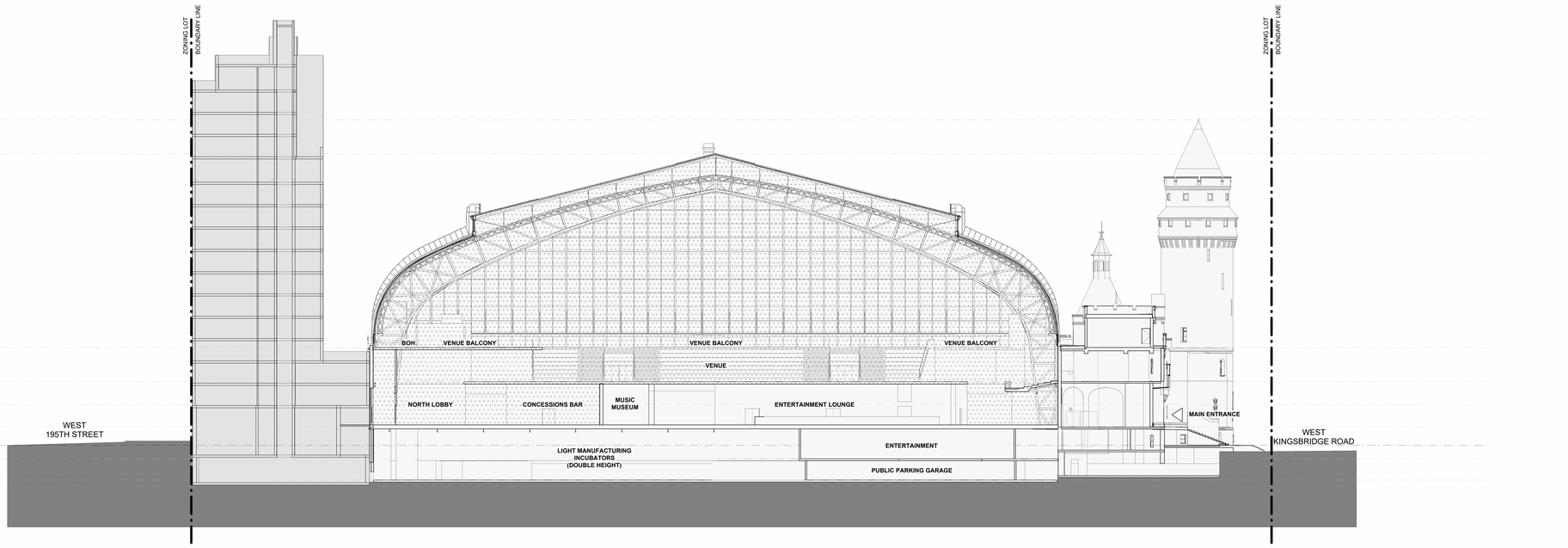
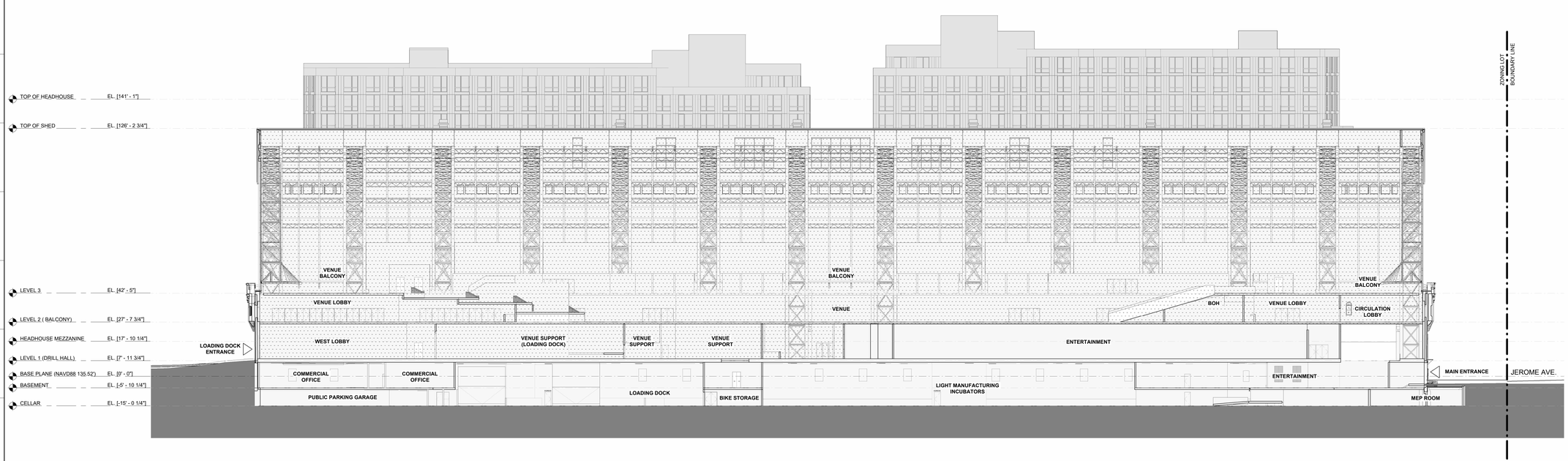


N1 Building Section NS

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

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

DRAWING TITLE:
ZONING SECTIONS

Seal: REGISTERED ARCHITECT ... STATE OF NEW YORK

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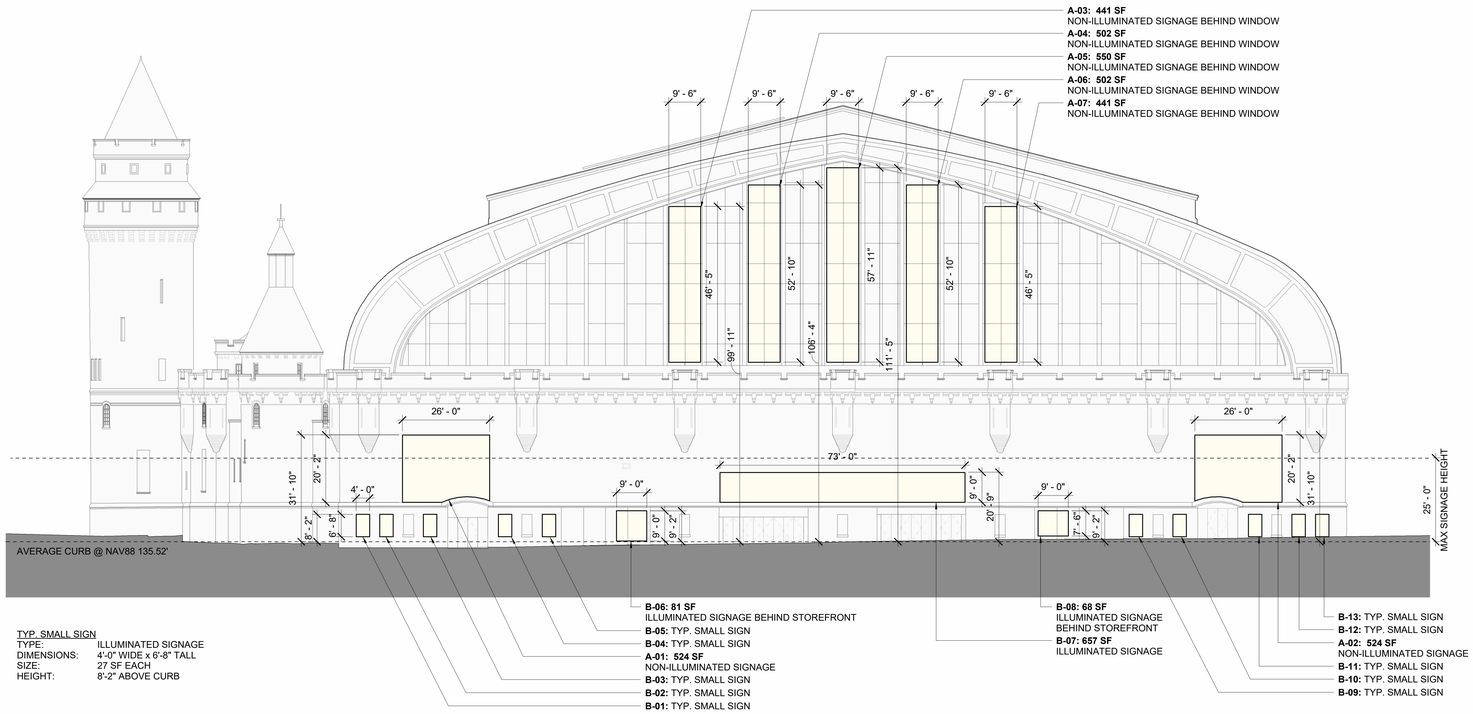
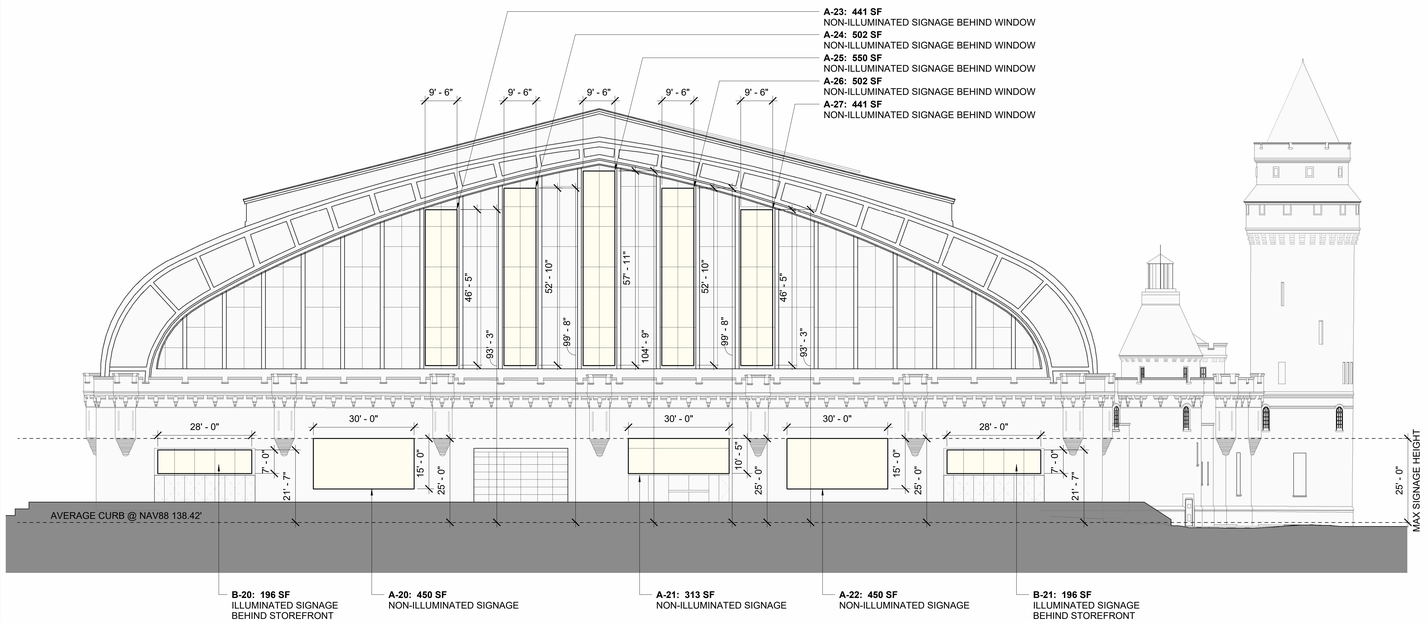


TYP. SMALL SIGN
TYPE: ILLUMINATED SIGNAGE
DIMENSIONS: 4'-0" WIDE x 6'-8" TALL
SIZE: 27 SF EACH
HEIGHT: 8'-2" ABOVE CURB

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

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 4,560 SF RESERVOIR 4,041 SF KINGSBRIDGE 1,780 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 3,484 SF RESERVOIR 3,649 SF KINGSBRIDGE 1,084 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 1,076 SF RESERVOIR 392 SF KINGSBRIDGE 696 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	106'-4"	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				524 sf		31'-10"
A-02	Non-illuminated				524 sf		31'-10"
A-03	Non-illuminated				441 sf		99'-11"
A-04	Non-illuminated			150 SF	502 sf	25'	106'-4"
A-05	Non-illuminated				550 sf		111'-5"
A-06	Non-illuminated				502 sf		106'-4"
A-07	Non-illuminated				441 sf		99'-11"
SUBTOTAL JEROME NON-ILLUMINATED				150 SF	3,484 SF	25'	106'-4"
A-20		Non-illuminated			450 sf		25'-1"
A-21		Non-illuminated			313 sf		25'-1"
A-22		Non-illuminated			450 sf		25'-1"
A-23		Non-illuminated		150 SF	441 sf	25'	93'-3"
A-24		Non-illuminated			502 sf		99'-8"
A-25		Non-illuminated			550 sf		104'-9"
A-26		Non-illuminated			502 sf		99'-8"
A-27		Non-illuminated			441 sf		93'-3"
SUBTOTAL RESERVOIR NON-ILLUMINATED				150 SF	3,649 SF	25'	104'-9"
A-40			Non-illuminated		182 sf		84'-8"
A-41			Non-illuminated		117 sf		26'-3"
A-42			Non-illuminated	150 SF	117 sf	25'	26'-3"
A-43			Non-illuminated		182 sf		84'-8"
A-44			Non-illuminated		486 sf		30'-11"
SUBTOTAL KINGSBRIDGE NON-ILLUMINATED				150 SF	1,084 SF	25'	84'-8"
TOTAL NON-ILLUMINATED				450 SF	9,301 SF	25'	106'-4"

B-01	Illuminated				27 sf		8'-2"
B-02	Illuminated				27 sf		8'-2"
B-03	Illuminated				27 sf		8'-2"
B-04	Illuminated				27 sf		8'-2"
B-05	Illuminated				27 sf		8'-2"
B-06	Illuminated				81 sf		9'-2"
B-07	Illuminated			50 SF	657 sf	25'	20'-9"
B-08	Illuminated				68 sf		9'-2"
B-09	Illuminated				27 sf		8'-2"
B-10	Illuminated				27 sf		8'-2"
B-11	Illuminated				27 sf		8'-2"
B-12	Illuminated				27 sf		8'-2"
B-13	Illuminated				27 sf		8'-2"
SUBTOTAL JEROME ILLUMINATED				50 SF	1,076 SF	25'	20'-9"
B-20		Illuminated		50 SF	196 sf	25'	24'-1"
B-21		Illuminated			196 sf		24'-1"
SUBTOTAL RESERVOIR ILLUMINATED				50 SF	392 SF	25'	24'-1"
B-40			Illuminated	50 SF	196 sf	25'	29'-11"
B-41			Illuminated		500 sf		15'-6"
SUBTOTAL KINGSBRIDGE ILLUMINATED				50 SF	696 SF	25'	29'-11"
TOTAL ILLUMINATED				150 SF	2,164 SF	25'	29'-11"

JEROME TOTAL SIGNS			150 SF	4,560 SF	25'	106'-4"
RESERVOIR TOTAL SIGNS			150 SF	4,041 SF	25'	104'-9"
KINGSBRIDGE TOTAL SIGNS			150 SF	1,780 SF	25'	84'-8"
TOTAL SIGNS			**450 SF**	**8,601 SF**	**25'**	**106'-4"**

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:

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:
SIGNAGE WAIVER - ELEVATIONS & CALCULATIONS

Seal: REGISTERED ARCHITECT THOMAS EDWARD LAMBERT 036124 STATE OF NEW YORK

Drawn: Author
Project No.: 25001.L00
Drawing No.: Z-021
Date: 05/16/25
Scale: As indicated
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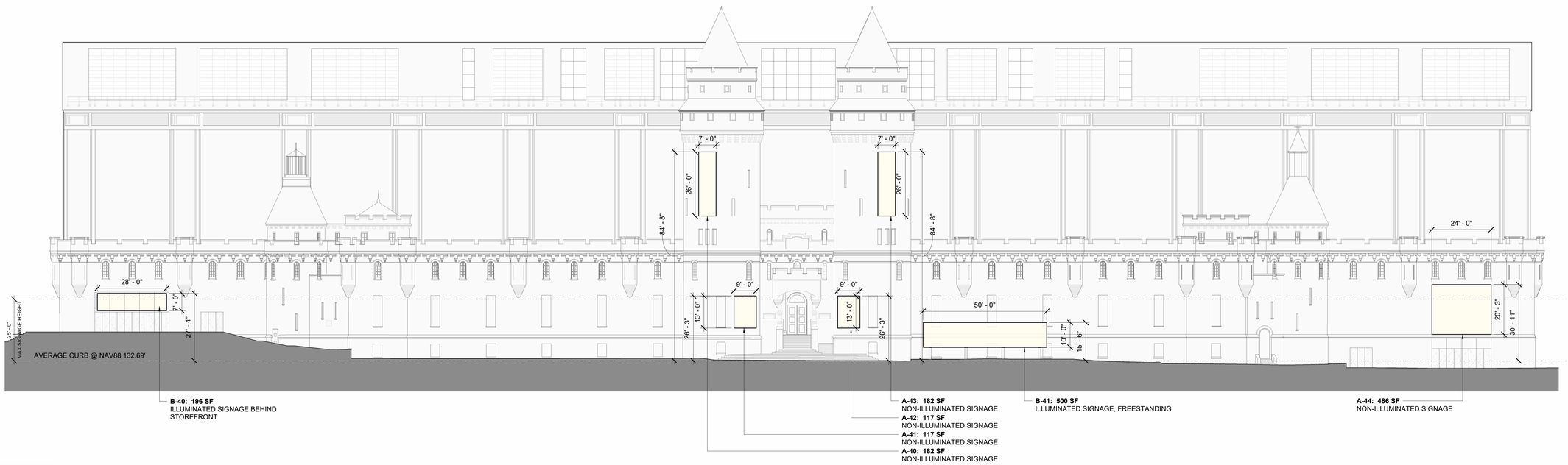

E1 SOUTH ELEVATION WITH SIGNAGE

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

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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1	ULURP DRAFT SUBMISSION	02/28/2025

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

DRAWING TITLE:
SIGNAGE WAIVER - ELEVATIONS & CALCULATIONS

Seal: REGISTERED ARCHITECT — JESSE DOWNS FAIGENBAUM — LIC. NO. 039141 — STATE OF NEW YORK

Drawn: Author
Project No.: 25001.L00
Drawing No.: Z-022
Date: 05/16/25
Scale: As indicated
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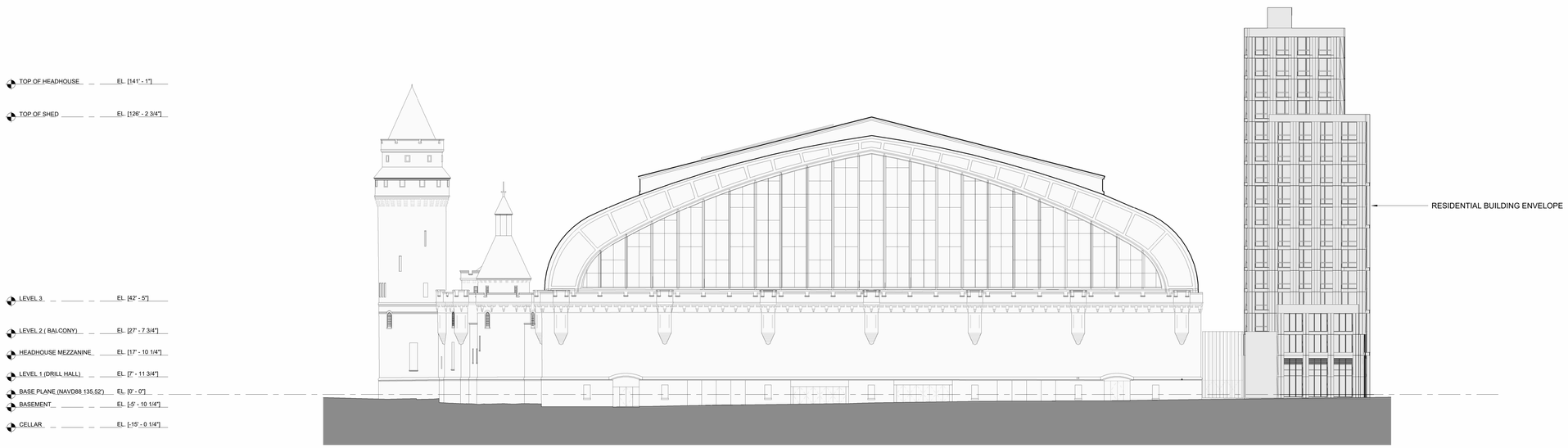
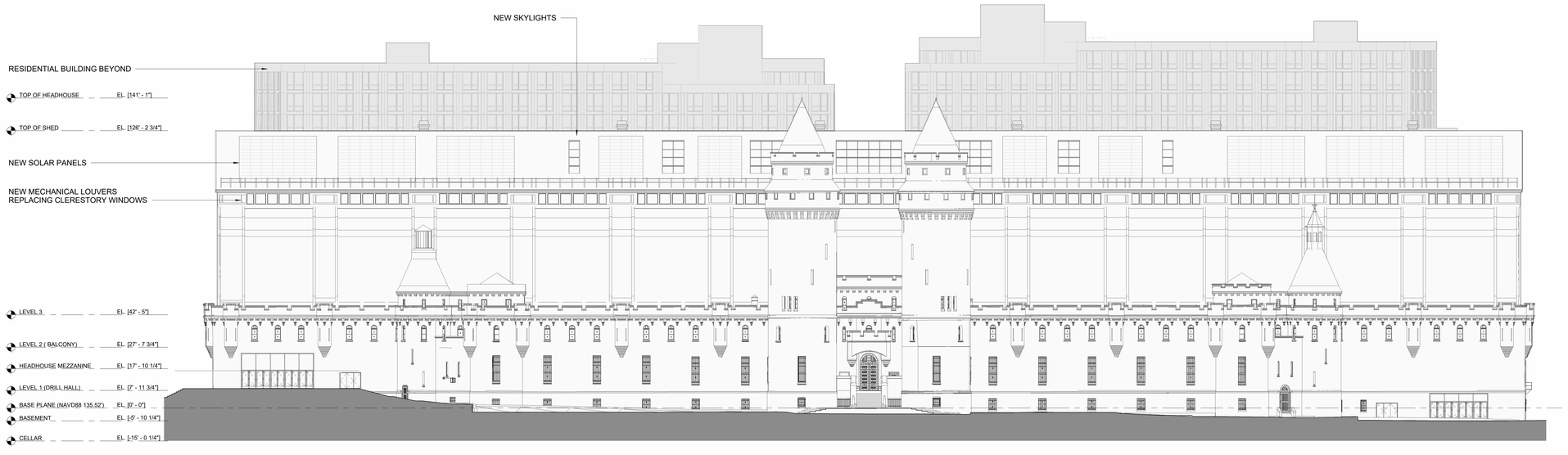


N1 EAST ELEVATION

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') / *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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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 DAVID TOWNES FAIA 039411 STATE OF NEW YORK

Drawn: Author
Project No.: 25001.L00
Drawing No.: Z-023
Date: 05/16/25
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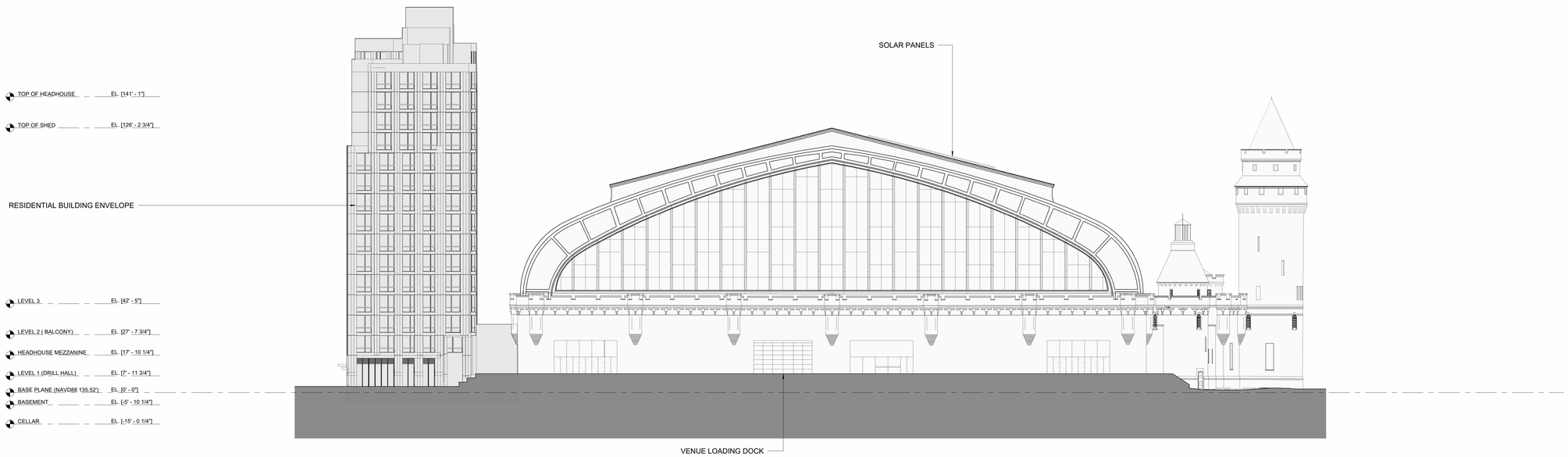
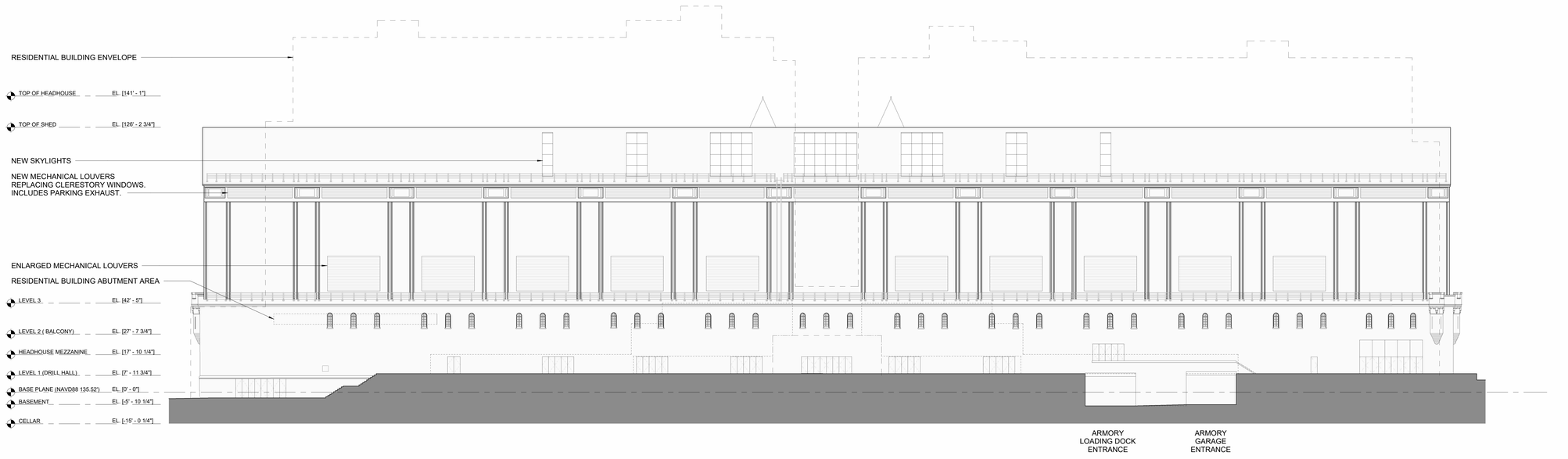


N1 WEST ELEVATION

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

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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368 Ninth Avenue, 6th Floor, New York, NY 10001 212-479-5400

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1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
ZONING ELEVATION

Seal: REGISTERED ARCHITECT CHARLES EDWARD AUFGANG 039470 STATE OF NEW YORK

Drawn: Author
Project No.: 25001.L00
Date: 05/16/25
Scale: As indicated
Drawing No.: Z-024
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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') / 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

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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:
ZONING ELEVATION

Seal: REGISTERED ARCHITECT JOSEPH DOMINIC PERRONE 039441 STATE OF NEW YORK

Drawn: Author
Project No.: 25001.L00
Date: 05/16/25
Scale: As indicated
Drawing No.: Z-025
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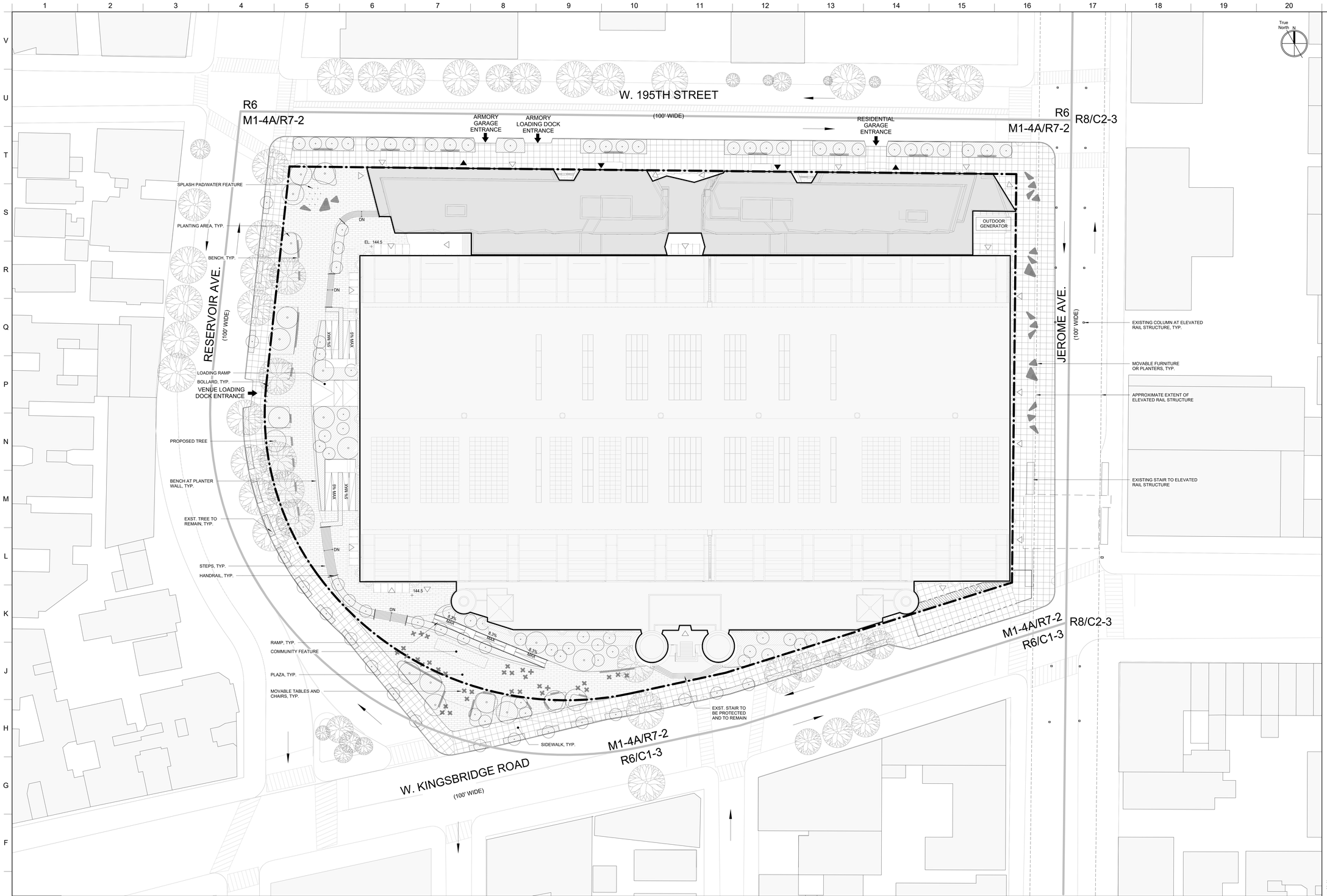

MATERIAL KEYING LEGEND:

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

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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:
OPEN SPACE PLAN

Seal: REGISTERED ARCHITECT — FXCOLLABORATIVE — 039154 — STATE OF NEW YORK

Drawn: Author
Project No.: 25001.L00
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Scale: As indicated
Drawing No.: Z-026
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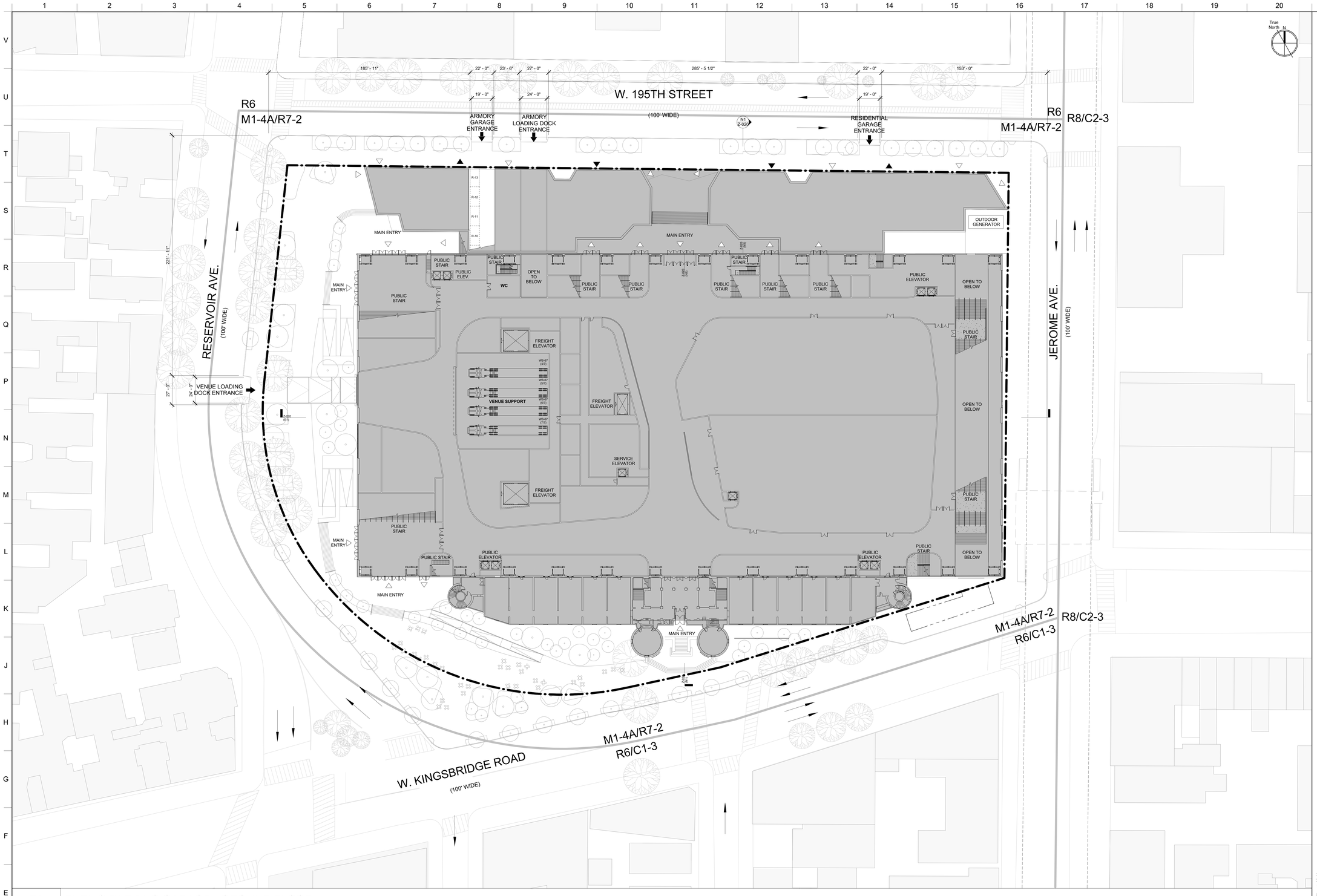

E1 PUBLIC PARKING GARAGE - GROUND FLOOR

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
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- 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

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MATERIAL KEYING LEGEND:

NO.	REVISIONS | SUBMISSIONS	DATE
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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:
PUBLIC PARKING GARAGE - GROUND FLOOR

Seal: REGISTERED ARCHITECT — STATE OF NEW YORK — No. 039441

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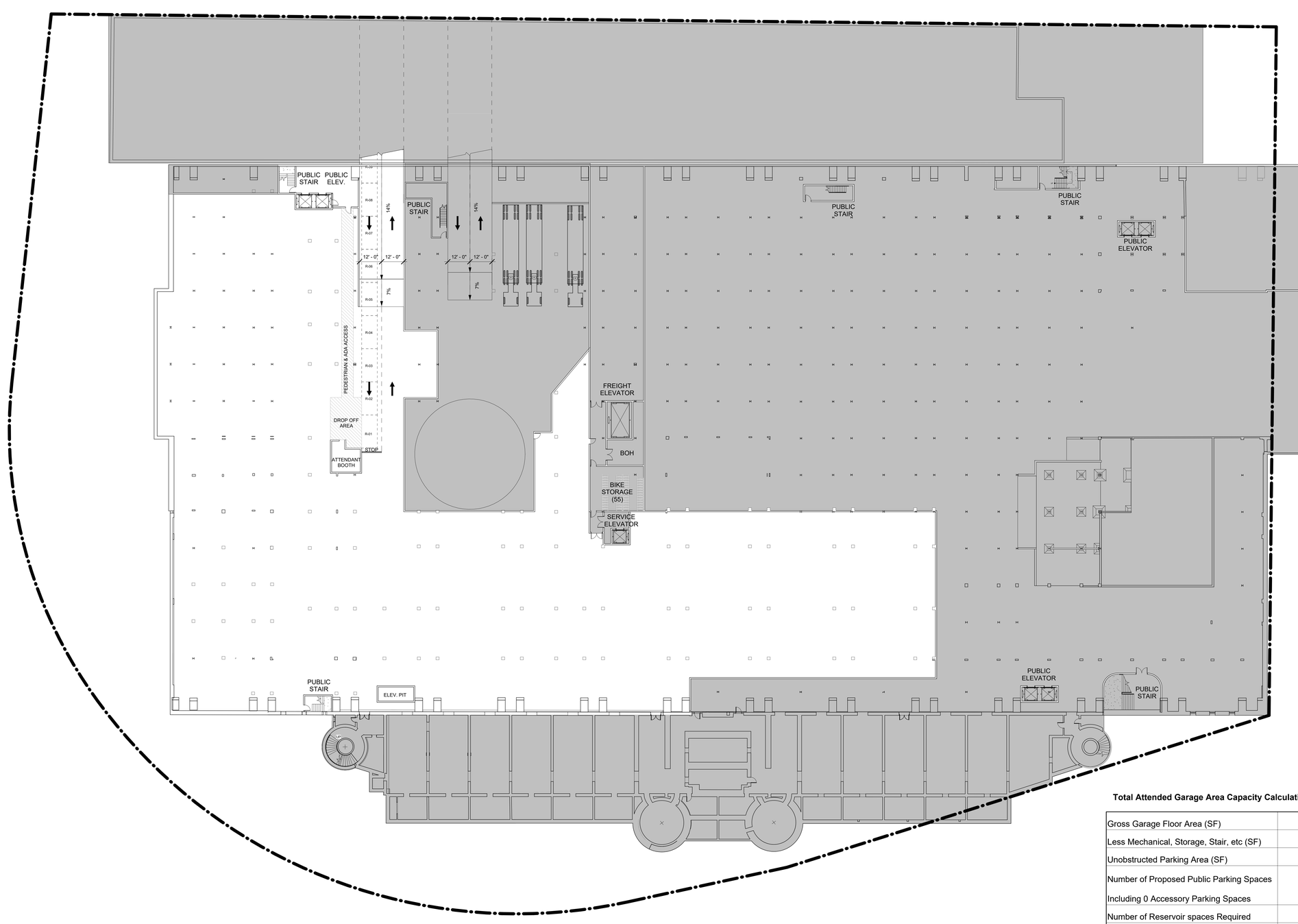

MATERIAL KEYING LEGEND:

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
- M1-4A / R7-2 — ZONING DISTRICT
- 7 — # STORIES
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- ILLUSTRATIVE BUILDING LINE
- ZONING LOT LINE
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- 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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3. All landscaping and open space improvements shown in the public right of way are subject to approval by NYC Department of Transportation.

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.

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

DRAWING TITLE:
PUBLIC PARKING GARAGE - CELLAR PLAN

Seal: REGISTERED ARCHITECT JOHN DUNN No. 039411 STATE OF NEW YORK

Drawn: Author
Project No.: 25001.L00
Date: 05/16/25
Scale: As indicated
Drawing No.: Z-028
Sheet 18 of 19

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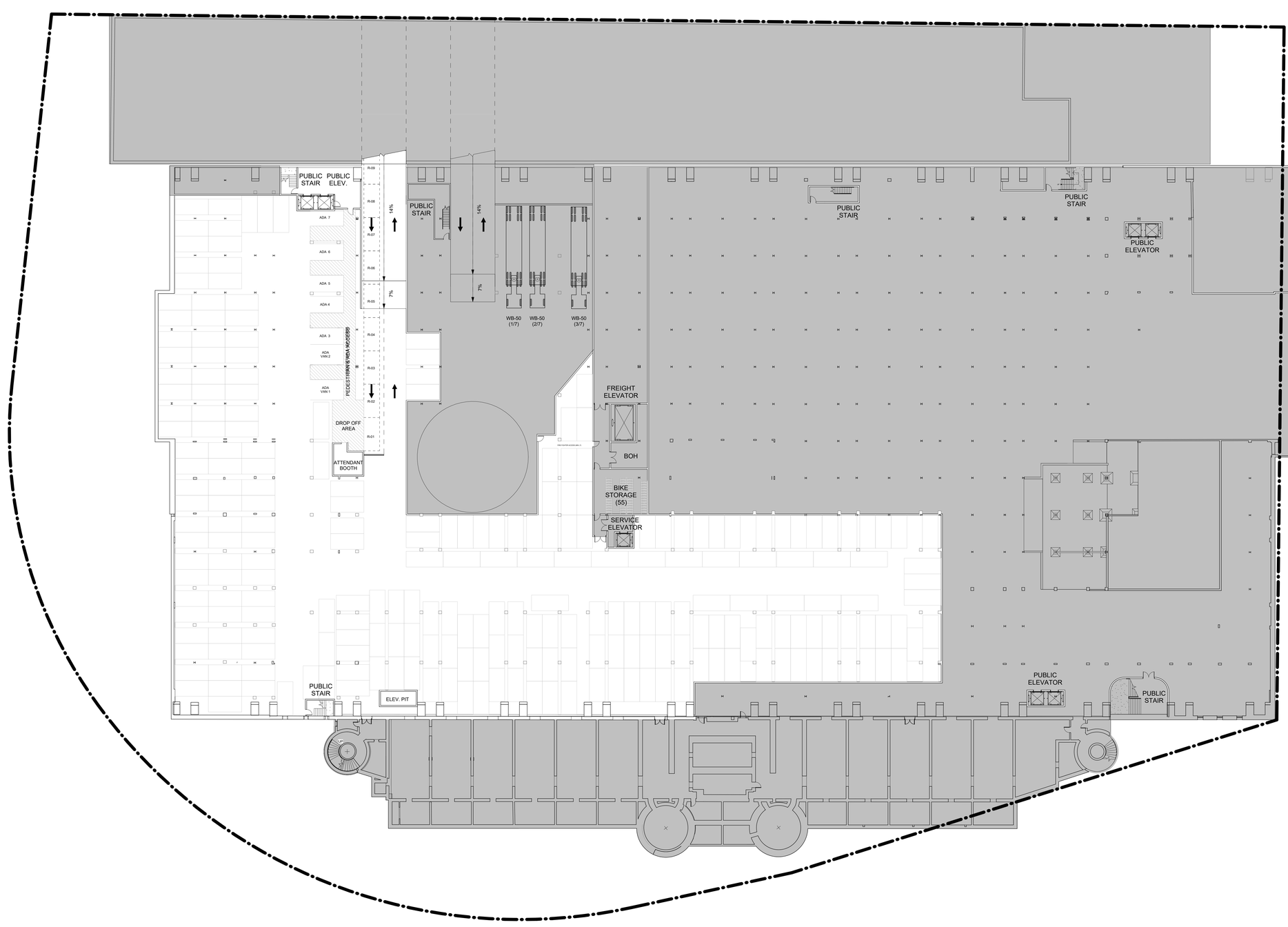

MATERIAL KEYING LEGEND:

E1 PUBLIC PARKING GARAGE - CELLAR LEVEL PLAN ILLUSTR. LAYOUT

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
- M1-4A / R7-2 — ZONING DISTRICT
- Z — # 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.
2. All existing context building footprints are per NYC PLUTO database. Context building lines are illustrative with heights taken from Zola and Google Earth.
3. All landscaping and open space improvements shown in the public right of way are subject to approval by NYC Department of Transportation.

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.

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

Seal: REGISTERED ARCHITECT ... STATE OF NEW YORK

Drawn: Author
Project No.: 25001.L00
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