240 NASSAU STREET

ISSUED FOR SPECIAL PERMIT

OCTOBER 26TH, 2026

DRAWING LIST

DRAWING SERIES - T-000: TITLE/COVER SHEET

T-000.00	TITLE SHEET - VOLUME I

DRAWING SERIES - Z-000: ZONING

Z-001.00	SURVEY
Z-002.00	ZONING ANALYSIS
Z-003.00	ZONING LOT SITE PLAN
Z-004.00	ZONING GROUND FLOOR USE PLAN
Z-005.00	ZONING LOT SETBACKS & MODIFICATIONS PLAN
Z-010.00	ZONING SECTIONS
Z-011.00	ZONING SECTIONS
Z-012.00	ZONING SECTIONS
Z-015.00	ZONING ELEVATIONS
Z-016.00	ZONING ELEVATIONS
Z-017.00	ZONING ELEVATIONS
Z-020.00	NEIGHBOORHOOD ELEVATIONS
Z-021.00	NEIGHBOORHOOD ELEVATIONS
Z-022.00	NEIGHBOORHOOD ELEVATIONS
Z-023.00	NEIGHBOORHOOD ELEVATIONS

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LANDSCAPE ARCHITECT

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SITE DATA

Block	110	111	**110 & 111**
Lots	25	1	**25 & 1**
Address	240 Nassau Street	50 Navy Street	-
Proposed Zoning District	C6-12 /R12 EQUIVALENT	C6-12 /R12 EQUIVALENT	**C6-12 /R12 EQUIVALENT**
Zoning Map	12d	12d	**12d**
Brooklyn Community District	2	2	**2**
Wide Streets	Nassau Street	Nassau Street, Navy Street, Concord Street	**Nassau Street, Navy Street, Concord Street**
Narrow Streets	N/A	N/A	**N/A**
Zoning Lot Area	24,399	55,408	**79,807**

ZONING ANALYSIS

C6-12 /R12 EQUIVALENT

ZR	ITEM / DESCRIPTION	PERMITTED / REQUIRED	PROPOSED	COMPLIANCE	NOTES
	USES				
32-10	Uses Permitted in C6-12 District	UG I, II, III, IV, V, VI, VII, VIII, IX, X	UG II - Residences UG III - Community Facilities UG VI - Retail and Services	**Complies**	
	FAR				
23-22	Residential (with qualifying affordable/senior)	18.00	16.00	**Complies**	
33-122	Commercial	15.00	0.34	**Complies**	
33-123	Community Facility	15.00	1.65	**Complies**	
	Total	**18.00**	**18.00**	**Complies**	
	FLOOR AREA				
23-22	Residential (with qualifying affordable/senior)	1,436,526	1,277,000*	**Complies**	
33-122	Commercial	1,197,105	27,526**	**Complies**	
33-123	Community Facility	1,197,105	132,000***	**Complies**	
	Total	**1,436,526**	**1,436,526**	**Complies**	
	YARD REGULATIONS				
23-322 **35-51**	Front Yard	None Required	None Provided	**Complies**	
23-335 **35-52**	Side Yard	None Required; or 5' minimum if provided	Nassau St.: 0' or >5' Provided Concord St.: 0' or >5' Provided	**Complies**	
23-342 **35-53**	Rear Yard	Min. 20' in depth below a height of 75'. Min. 30' in depth above a height of 75'	Varies from 15' to 20' in depth	**Does Not Comply**	Modification Requested Pursuant to 74-752
23-344	Rear Yard Equiv on Through Lots	No rear yard equivalent required to Large Site on Through Lots	None Provided	**Complies**	
	HEIGHT AND SETBACK				
23-432 **23-433** **33-432** **35-24** **35-60** **35-632** **23-381**	Height and Setback Requirements	Nassau Street (Wide): For buildings with Residential Use, above the base height between 60' and 155', 10' setback is required.	Building A: None Provided	**Does Not Comply**	Modification Requested Pursuant to 74-752
		Navy Street (Wide): For buildings with Residential Use, above the base height between 60' and 155', 10' setback is required.	Building C: None Provided	**Does Not Comply**	Modification Requested Pursuant to 74-752
		Concord Street (Wide): For buildings with Residential Use, above the base height between 60' and 155', 10' setback is required.	Building C: None Provided Building D: None Provided	**Does Not Comply** **Does Not Comply**	Modification Requested Pursuant to 74-752 Modification Requested Pursuant to 74-752
		Golconda Park (Wide): For buildings with Residential Use, above the base height between 60' and 155', 10' setback is required.	Building A at Golconda (North): 7' Setback provided Building A at Golconda (Central): 20' Setback provided Building D at Golconda (South): 15' Setback provided	**Does Not Comply** **Complies** **Complies**	Modification Requested Pursuant to 74-752
		Nassau Street (Wide): For buildings with Community Facility or Commercial Use, above 85' or six stories, whichever is less, 15' setback is required. Sky Exposure Plane (SEP): 5.6 to 1	Building B: None Provided Building B pentrates SEP	**Does Not Comply** **Does Not Comply**	Modification Requested Pursuant to 74-752
		Navy Street (Wide): For buildings with Community Facility or Commercial Use, above 85' or six stories, whichever is less, 15' setback is required. Sky Exposure Plane (SEP): 5.6 to 1	Building B: None Provided Building B pentrates SEP	**Does Not Comply** **Does Not Comply**	Modification Requested Pursuant to 74-752
23-435 **35-632**	Height for Mixed-use Towers and Permitted Lot Coverage	Above the maximum base height specified for the particular district, a tower with a maximum lot coverage of: (a) 65 percent shall be permitted up to a height of 300 feet; and (b) 50 percent shall be permitted above a height of 300 feet.	78.9% (62,968 SF / 79,807 SF) Total Lot Coverage between the max. base height (155') and 300'. 48.2% (38,475 SF / 79,807 SF) Total Lot Coverage above 300'.	**Does Not Comply** **Complies**	Modification Requested Pursuant to 74-752
23-371 (c)(1) **23-371 (c)(2)**	Standard Minimum Distance Between Buildings, for buildings that contain 3 or more dwelling units	Separated portions of a building: For separate portions of a building, where legally required windows face onto a separated portion of a building at or below 75', the min. distance between portions shall not be less than 20', and above 75' height shall not be less than 30'	Building C & D*: 30' min. segment separation *If Buildings C & D abut, they are treated as 1 building for the purposes of 23-371, with towers treated as separate segments of the building.	**Complies**	
		2 or more buildings on a single zoning lot: For two or more buildings that are not connected at any level on a single zoning lot, the min. distance between them is 40', as measured between the closest points of such buildings, for portions of buildings lower than 125' as measured from the base plane or curb level. Portions of such buildings higher than 125' shall be at least 80' apart. However, such min. distance can be reduced to 40', if such portions of buildings, in aggregate, do not exceed a lot coverage of 40%, for lots greater than 20,000 sf.	Building A & B: 40' min. (38,725sf coverage/79,807sf lot)= 49% Coverage at 125' Building B & C: 24' min. (36,412sf coverage/79,807sf lot)= 46% Coverage at 125' Building B & D: 46.2' min. (24,242sf coverage/79,807sf lot)=30% Coverage at 125' Building C & D*: 40' min.(26,555sf coverage/79,807sf lot)=33% Coverage at 125' *If Buildings C & D do not abut, they are treated as separate buildings for the purposes of 23-371.	**Does Not Comply** **Does Not Comply** **Complies** **Complies**	Modification Requested Pursuant to 74-752 Modification Requested Pursuant to 74-752
35-631(c) **23-381**	Street Wall Location	Modifications for large zoning lots For street walls on buildings on a zoning lot that has a lot area of at least 40,000 square feet or occupies an entire block, at least 70 percent of the aggregate width of street walls shall be located within 15 feet of the street line and extend to at least the minimum base height specified in Section 23-432, or the height of the building, whichever is less.	Building A at Nassau Street: 68% (155.4' Streetwall/227.7' Street Frontage) provided Building A at Golconda Park (North): 15.4% (15.0' Streetwall/97.5' Street Frontage) provided Building A at Golconda Park (Central): 0% (0.0' Streetwall/217.0' Street Frontage) provided Building C at Navy Street: 53.7% (59.5' Streetwall/110.7' Street Frontage) provided Building C at Concord Street: 67.3% (114.0' Streetwall/169.3' Street Frontage) provided Building D at Concord Street: 89.3% (67.0' Streetwall/75.0' Street Frontage) provided Building D at Golconda Park (South): 0% (0.0' Streetwall/88.0' Street Frontage) provided	**Does Not Comply** **Does Not Comply** **Does Not Comply** **Does Not Comply** **Does Not Comply** **Complies** **Does Not Comply**	Modification Requested Pursuant to 74-752 Modification Requested Pursuant to 74-752 Modification Requested Pursuant to 74-752 Modification Requested Pursuant to 74-752 Modification Requested Pursuant to 74-752 Modification Requested Pursuant to 74-752
	OFF-STREET PARKING				
36-31 **25-211**	Residential	None Required within Inner Transit Zone.	None Provided.	**Complies**	
36-21	Commercial	None Required in C6 Zoning Districts.	None Provided.	**Complies**	
36-21	Community Facility	None Required in C6 Zoning Districts.	None Provided.	**Complies**	
	OFF-STREET LOADING BERTHS				
25-72 **36-62**	Residential	None Required for Residential Uses.	None Provided.	**Complies**	
36-62	Commercial	First 25,000 sq. ft.: None Next 15,000 sq. ft.: 1 Next 60,000 sq. ft.: 1 Each additional 150,000 sq. ft.: 1 Loading Berth Required for Retail Use: 1	No loading berth provided.	**Does Not Comply**	Modification Requested Pursuant to 74-752
36-62	Community Facility	None Required for Community Facilities (UG III), other than Hospitals and its Related Facilities.	None Provided.	**Complies**	
	TREE PLANTING REQUIREMENTS				
26-41	Street Tree Planting	1 per 25' of Street Frontage of the zoning lot. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Nassau Street: 450.46' / 25 = 18 Trees Required Navy Street: 228.20' / 25 = 9 Trees Required Concord Street: 254.30' / 25 = 10 Trees Required Total: 37 Trees Required	 Nassau Street: 8 Trees Provided Navy Street: 3 Trees Provided Concord Street: 3 Trees Provided Total: 14 Trees Provided A remaining portion of new trees will be provided at an alternative location per NYC Parks Department, or funding will be provided for relocation of trees.	**Complies**	

* Residential Floor Area may vary, but in no instance may exceed 18.00 FAR
** Commercial Floor Area may vary, but in no instance may exceed 15.00 FAR
*** Community Facility Area may vary, but in no instance may exceed 15.00 FAR

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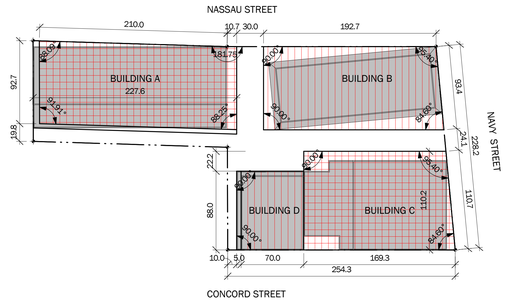
ACTIONS NECESSARY TO FACILITATE PROPOSAL

	ACTIONS	SECTION
A.	Zoning Map Amendment to change the Project Area from a R6 district to a C6-12 district.	
B.	1. Zoning Text Amendment to expand geography to include the project to be within the Educational Construction Fund projects area.	74-752 (ECF projects in certain areas)
	2. Zoning Text Amendment to establish MIH	Appendix F (Mandatory Inclusionary Housing Area)
C.	Special Permit pursuant to ZR 74-752 to modify the following: 23-342 (Rear yard requirements) 23-432 (Height and setback requirements) 23-433 (Standard setback regulations) 35-631 (Street Wall Location) 23-371 (c)(2); 23-371 (c)(1) (Distance between Bldgs.); (Distance beween Bldg. Segments 36-62 (Required Accessory Off-street Loading Berths) 23-435 (Tower Regulations)	

ZONING FLOOR AREA SCHEDULE

	RESIDENTIAL (ZFA)	COMMERCIAL (ZFA)	CF (ZFA)	TOTAL (ZFA)
(BLDG A) Tower	600,000	500	34,000	634,500
(BLDG B) School Bldg.		13,500	96,000	109,500
(BLDG C) Tower	587,000	13,526		600,526
(BLDG D) Affordable Bldg.	90,000		2,000	92,000
TOTALS	**1,277,000**	**27,526**	**132,000**	**1,436,526**



TOWER COVERAGE LEGEND

BASE HT. - 300'

300' +

HT: >300 FT

TOWER PORTION	LOT COVERAGE (SF)
A	20,394 SF
C	18,081 SF
TOTAL	38,475 SF

TOWER LOT COVERAGE	38,475 SF
TOTAL ZONING LOT AREA	79,807 SF
% OF LOT COVERAGE	48.2%

48.2% < 50% **COMPLIES**

HT: 155FT - 300 FT

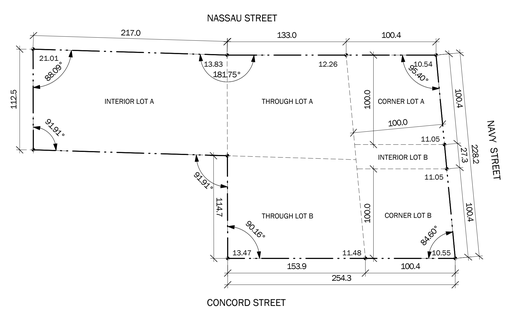
TOWER PORTION	LOT COVERAGE (SF)
A	20,394 SF
B	18,332 SF
C&D	24,242 SF
TOTAL	62,968 SF

TOWER LOT COVERAGE	62,968 SF
TOTAL ZONING LOT AREA	79,807 SF
% OF LOT COVERAGE	78.9%

78.9% > 65% **DOES NOT COMPLY**

2 ZONING TOWER COVERAGE DIAGRAM

SCALE: 1" = 60'-0"



BASE PLAN CALCULATIONS WITHIN EACH LOT

LOT	CALCULATION	BASE PLANE
CORNER LOT A	((12.26+10.54)/2 + (10.54+11.05)/2)/2	11.10
CORNER LOT B	((11.05+10.55)/2 + (10.55+11.48)/2)/2	10.91
INTERIOR LOT A	(21.01+13.83)/2	17.42
INTERIOR LOT B	(11.05+11.05)/2	11.05
THROUGH LOT A	(13.83+12.26)/2	13.05
THROUGH LOT B	(13.47+11.48)/2	12.48

LOT COVERAGE FOR WEIGHTED AVERAGE

LOT COVERAGE (SF)	LOT COVERAGE %
10,044.60	13%
10,044.58	13%
24,399.00	31%
2,731.05	3%
15,858.85	20%
16,728.74	21%
79,806.82	

WEIGHTED AVERAGE CALCULATION

BASE PLANE	x	LOT %		
11.10	x	13%	=	1.40
10.91	x	13%	=	1.37
17.42	x	31%	=	5.33
11.05	x	3%	=	0.38
13.05	x	20%	=	2.59
12.48	x	21%	=	2.62
				13.68

PROJECT BASE PLANE = 13.68' EL
(HT:0.00')
EL MEASURED FROM NAVD88

1 BASE PLANE DIAGRAM

SCALE: 1" = 60'-0"

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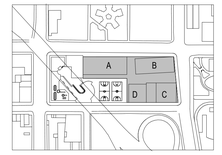

KEYPLAN

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PROJECT # 2301

240 NASSAU STREET
BROOKLYN NY, 11201

NOT FOR CONSTRUCTION

ZONING ANALYSIS

REGISTERED ARCHITECT
JARED ROSS DELLA VALLE
028432
STATE OF NEW YORK

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SURVEY OF PROPERTY
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BOROUGH OF BROOKLYN, COUNTY OF KINGS
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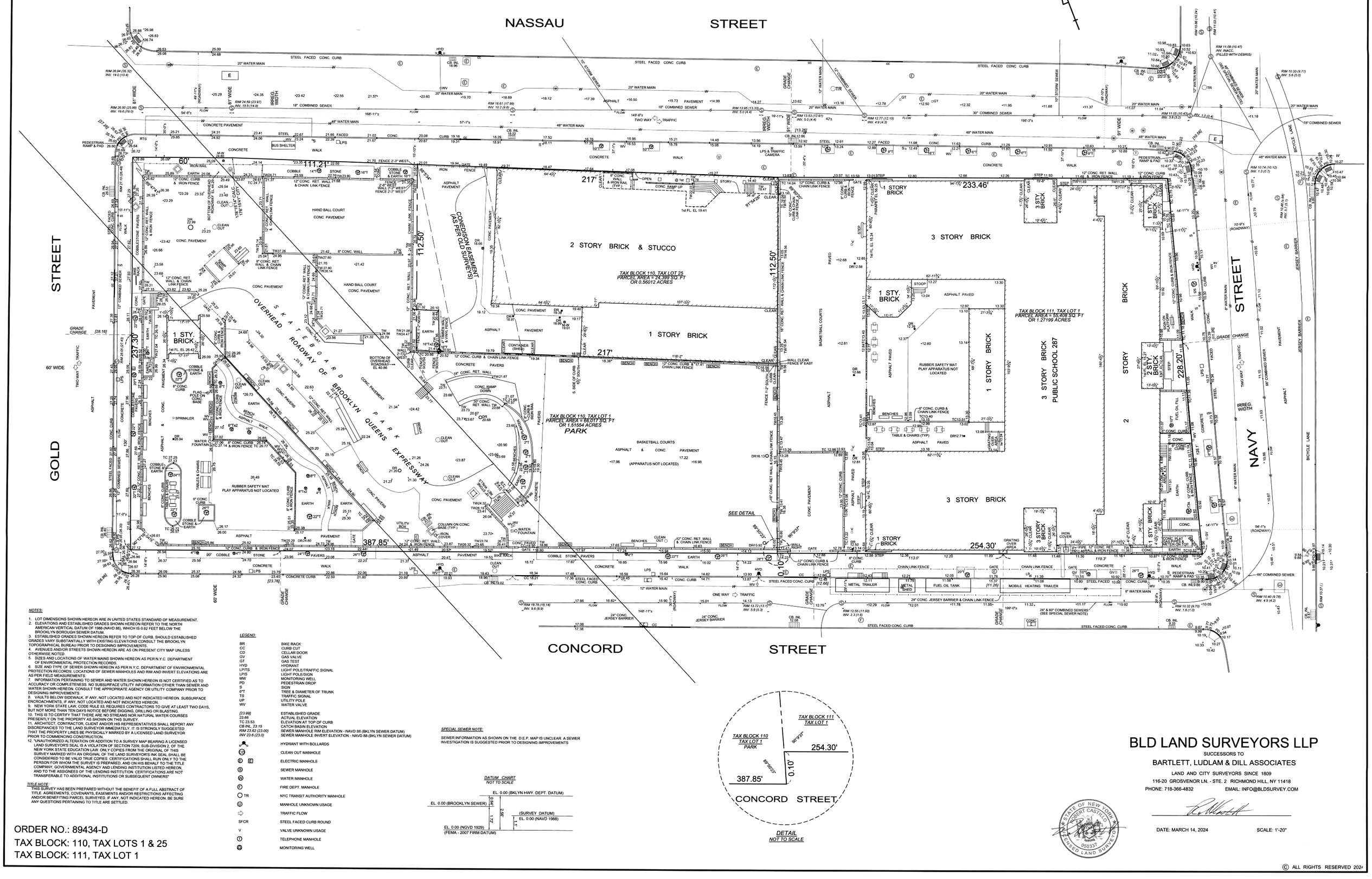
NASSAU STREET
CONCORD STREET
GOLD STREET
NAVY STREET
SKATEBOARD OVERHEAD ROADWAY OF BROOKLYN QUEENS EXPRESSWAY
BROOKLYN QUEENS EXPRESSWAY
PARK
60' WIDE
111.21'
112.50'
217'
237.30'
387.85'
254.30'
233.46'
228.20'
119.3'
2 STORY BRICK & STUCCO
1 STORY BRICK
3 STORY BRICK
HAND BALL COURT
CONC. PAVEMENT
BASKETBALL COURTS
PUBLIC SCHOOL 287
CONEDISON EASEMENT (AS PER OLD SURVEYS)
TAX BLOCK 110, TAX LOT 25
PARCEL AREA = 24,399 SQ. FT
OR 0.56012 ACRES
TAX BLOCK 111, TAX LOT 1
PARCEL AREA = 55,408 SQ. FT
OR 1.27199 ACRES
TAX BLOCK 110, TAX LOT 1
PARCEL AREA = 58,017 SQ. FT
OR 1.51554 ACRES
SEE DETAIL
RUBBER SAFETY MAT PLAY APPARATUS NOT LOCATED
(APPARATUS NOT LOCATED)
TABLE & CHAIRS (TYP)
BENCHES
1 STORY METAL TRAILER
METAL SHED
FUEL OIL TANK
MOBILE HEATING TRAILER
24" CONC. JERSEY BARRIER & CHAIN LINK FENCE
24" CONC JERSEY BARRIER
STEEL FACED CONC. CURB
12" WATER MAIN
8" WATER MAIN
ONE WAY TRAFFIC
TWO WAY TRAFFIC
20" WATER MAIN
48" WATER MAIN
18" COMBINED SEWER
30" COMBINED SEWER
66" COMBINED SEWER
24" & 60" COMBINED SEWERS (SEE SPECIAL SEWER NOTE)
12" STORM SEWER
10" STORM SEWER
12" COMBINED SEWER
RIM 26.94 (26.32)
INV. 14.0 (13.4)
RIM 24.59 (23.97)
INV. 15.5 (14.9)
RIM 18.61 (17.99)
INV. 10.2 (9.6)
RIM 13.95 (13.33)
INV. 5.0 (4.4)
RIM 13.83 (12.91)
INV. 5.0 (4.4)
RIM 12.77 (12.15)
INV. 4.9 (4.3)
RIM 11.09 (10.47)
INV. INACC.
(FILLED WITH DEBRIS)
RIM 11.05 (10.43)
INV. 3.8 (3.2)
INV. 1.0 (0.4)
RIM 10.33 (9.71)
INV. 5.8 (5.0)
RIM 10.74 (10.12)
INV. 1.3 (0.7)
RIM 10.40 (9.78)
INV. 4.9 (4.2)
RIM 10.32 (9.70)
INV. 1.6 (1.0)
RIM 10.37 (9.75)
INV. 1.2 (0.6)
RIM 10.88 (10.24)
RIM 11.03 (10.41)
RIM 10.37 (9.75)
INV. 1.2 (0.6)
RIM 10.46 (9.84)
INV. 1.4 (0.8)
RIM 10.37 (9.75)
INV. 1.2 (0.6)
RIM 10.37 (9.75)
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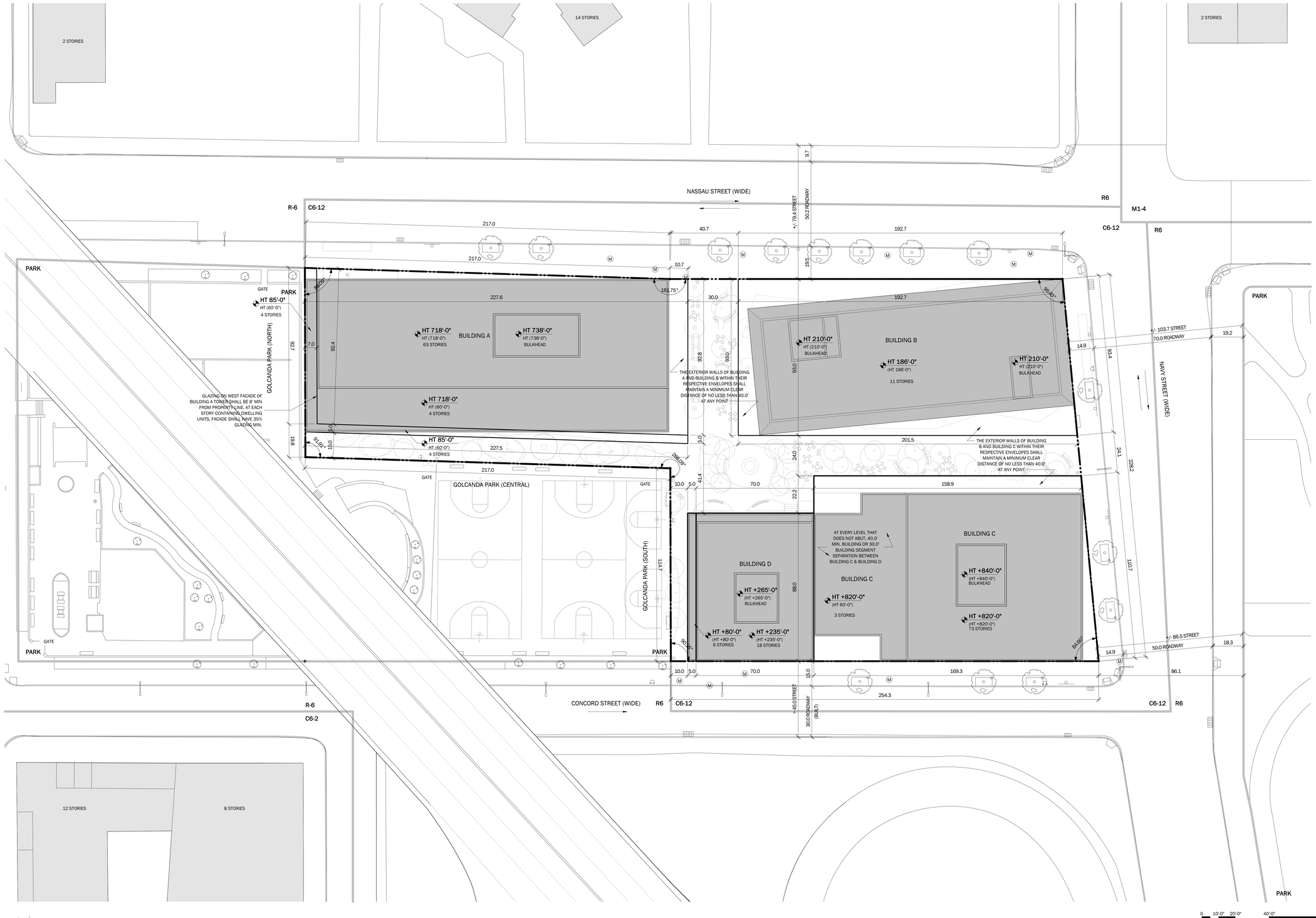
RIM 10.37 (9.75)
INV. 1.2 (0.6



1 SITE PLAN

SCALE: 1" = 20'-0"

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GENERAL NOTES

1. BUILDINGS WITHIN THE ZONING ENVELOPE ARE SHOWN FORE ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

2. BUILDING ENTRANCES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

3. THE PUBLICLY ACCESSIBLE AREA (PAA) SHALL SUBSTANTIALLY COMPLY WITH THE CONFIGURATION, LOCATION AND/OR NUMBERS SHOWN FOR ALL DESIGN ELEMENTS INCLUDING PATHWAYS, FURNISHINGS, FIXTURES, PLANTERS AND PLANTED AREAS, AND ACTIVE USE FEATURES. SIMILAR MATERIALS, MODELS OR PLANT SPECIES CAN BE USED.

4. INTERIOR SUBDIVISIONS AND USE DESIGNATIONS ARE ILLUSTRATIVE ONLY AND ARE SUBJECT TO CHANGE EXCEPT FOR AREAS SUBJECT TO WAIVER.

5. CONSTRUCTION MAY PROCEED IN STAGES AT THE OPTION OF THE DEVELOPER AND APPLICATION FOR BUILDING PERMITS FOR PORTIONS OF THE DEVELOPMENT MAY BE FILED WITH THE DEPARTMENT OF BUILDINGS.

6. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH ZR 26-41. THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.

7. NEIGHBORING DATA AND LOCATIONS FOR ILLUSTRATIVE PUERPOSES ONLY.

8. NUMBER OF STORIES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

9. USE GROUP DESIGNATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

10. PAA BELOW BUILDING A SHALL HAVE A MIN. CLEARANCE OF 40.0'. PAA BELOW BUILDING D SHALL HAVE A MIN. CLEARANCE OF 12.0'. PAA BELOW BUILDING B & C SHALL HAVE A MIN. CLEARANCE OF 20.0'.

11. GLAZING ON WEST FACADE OF BUILDING A TOWER SHALL BE 8' MIN FROM PROPERTY LINE. AT EACH STORY CONTAINING DWELLING UNITS, FACADE SHALL HAVE 35% GLAZING MIN.

LEGEND

- RESIDENTIAL ENTRANCE
- COMMERCIAL ENTRANCE
- COMMUNITY FACILITY
- C6-12 ZONING DISTRICT
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- PROPOSED MAXIMUM ENVELOPE
- ILLUSTRATIVE BUILDING
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING
- HT. +800' (HT. +800') DEVELOPMENT ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING TRAFFIC LIGHT
- EXISTING LIGHT POLE/ SIGN
- EXISTING TRAFFIC LIGHT / LIGHT POLE
- EXISTING SIGN
- EXISTING BUS STOP
- EXISTING MANHOLE
- EXISTING STREET TREE
- PROPOSED STREET TREE
- EXISTING HYDRANT
- ROAD DIRECTION

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LANDSCAPE ARCHITECT
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KEYPLAN

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ZONING LOT SITE PLAN

REGISTERED ARCHITECT JARID ROSS DELLA VALLE 028432-1 STATE OF NEW YORK

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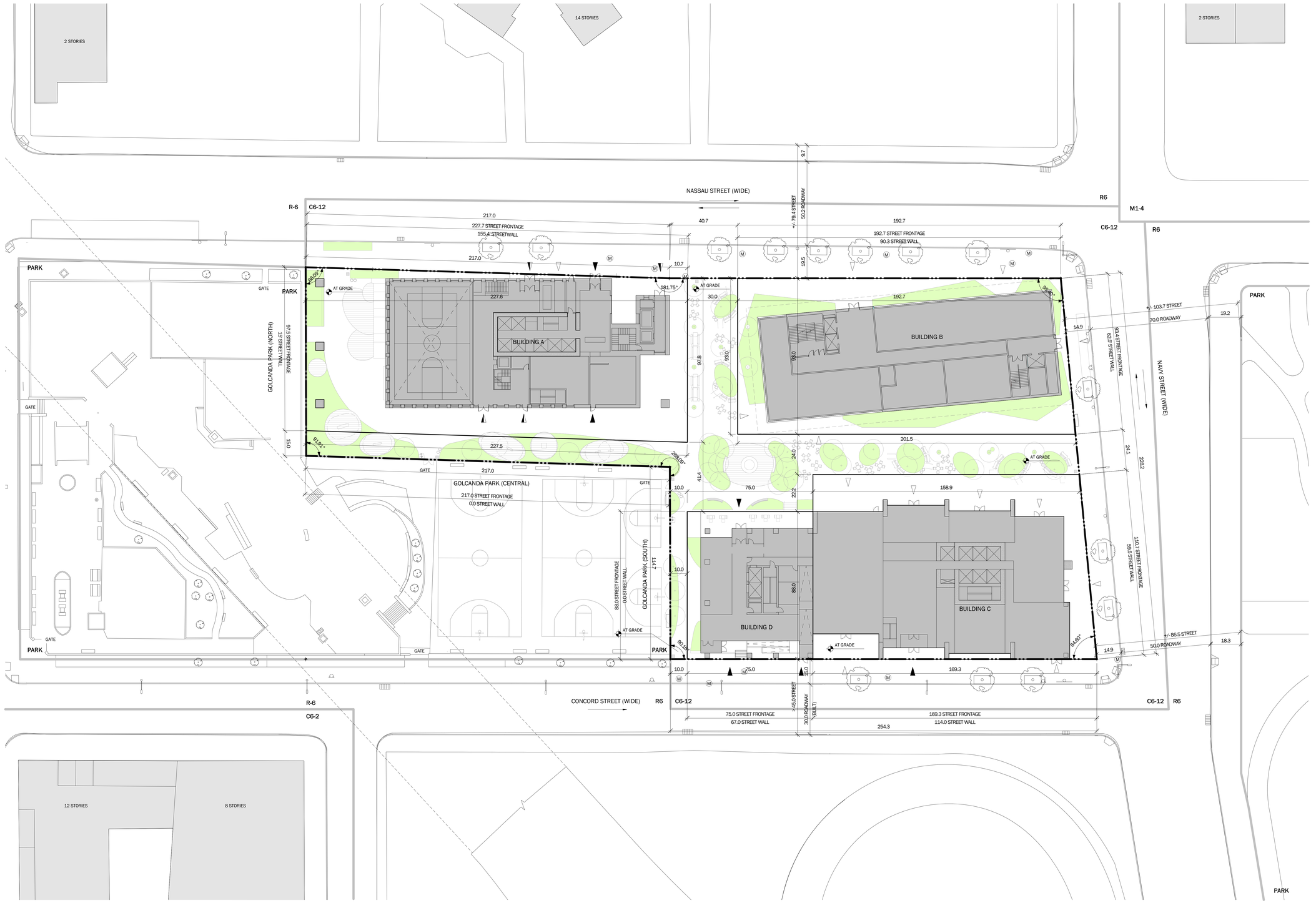

1 GROUND FLOOR USE MODIFICATION PLAN

SCALE: 1" = 20'-0"

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- COMMERCIAL ENTRANCE
- COMMUNITY FACILITY
- C6-12 ZONING DISTRICT
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- PROPOSED MAXIMUM ENVELOPE
- ILLUSTRATIVE BUILDING
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING
- HT. +800' (HT. +800') DEVELOPMENT ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
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- EXISTING LIGHT POLE/ SIGN
- EXISTING TRAFFIC LIGHT / LIGHT POLE
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440 Park Ave South, 7th Floor
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LANDSCAPE ARCHITECT
TBD
TBD
TBD



KEYPLAN

DOB STAMP

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PROJECT # 2301

240 NASSAU STREET
BROOKLYN NY, 11201

NOT FOR CONSTRUCTION

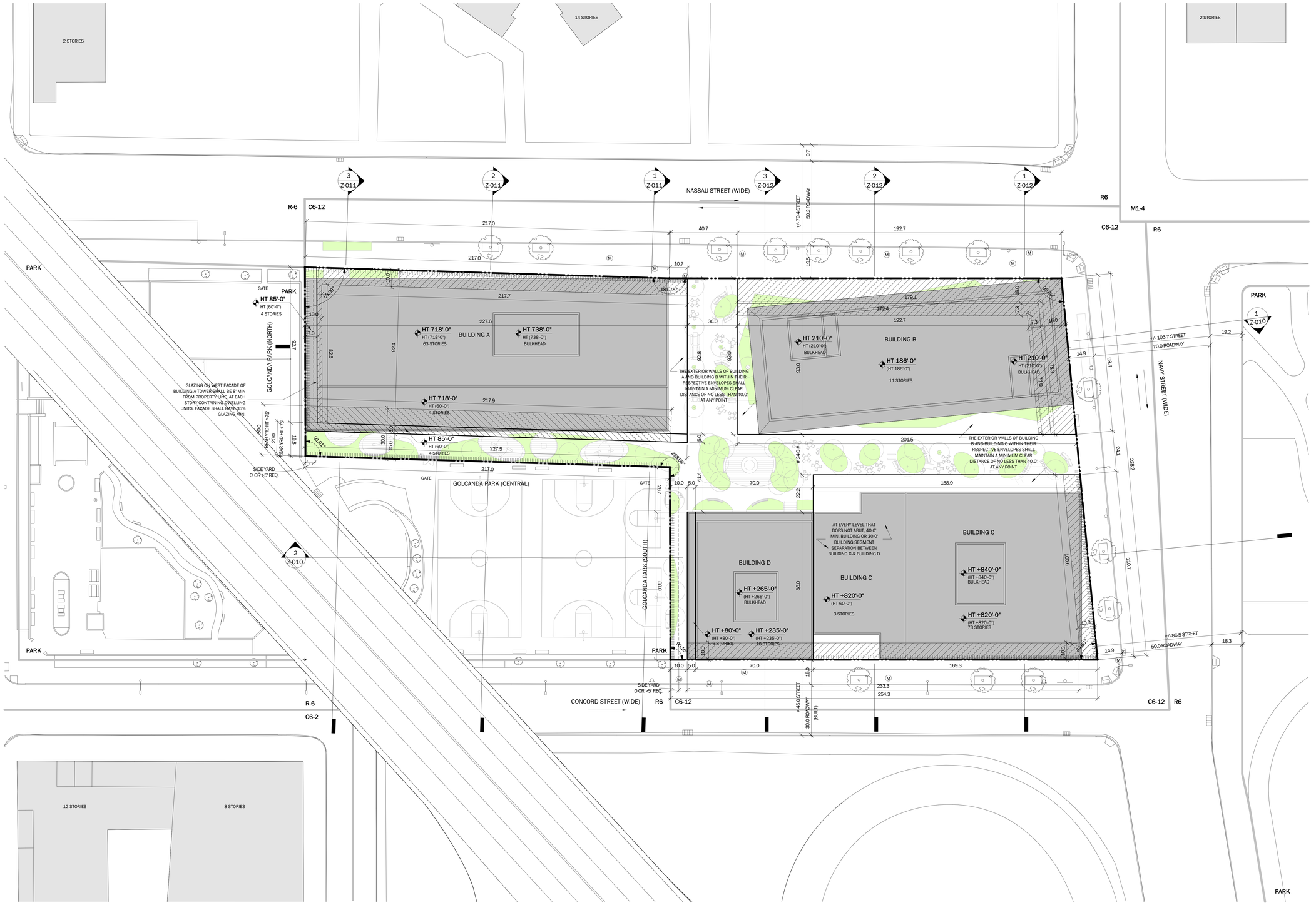
ZONING GROUND FLOOR USE PLAN

REGISTERED ARCHITECT JARED ROSS DELLVALE 028432-1 STATE OF NEW YORK

SEAL

Z-004.00
DRAWING NUMBER

PAGE NUMBER



1 ZONING LOT SETBACKS & MODIFICATIONS PLAN

SCALE: 1" = 20'-0"

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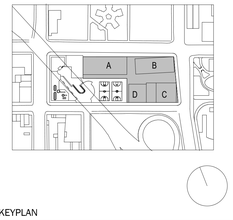

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SEAL

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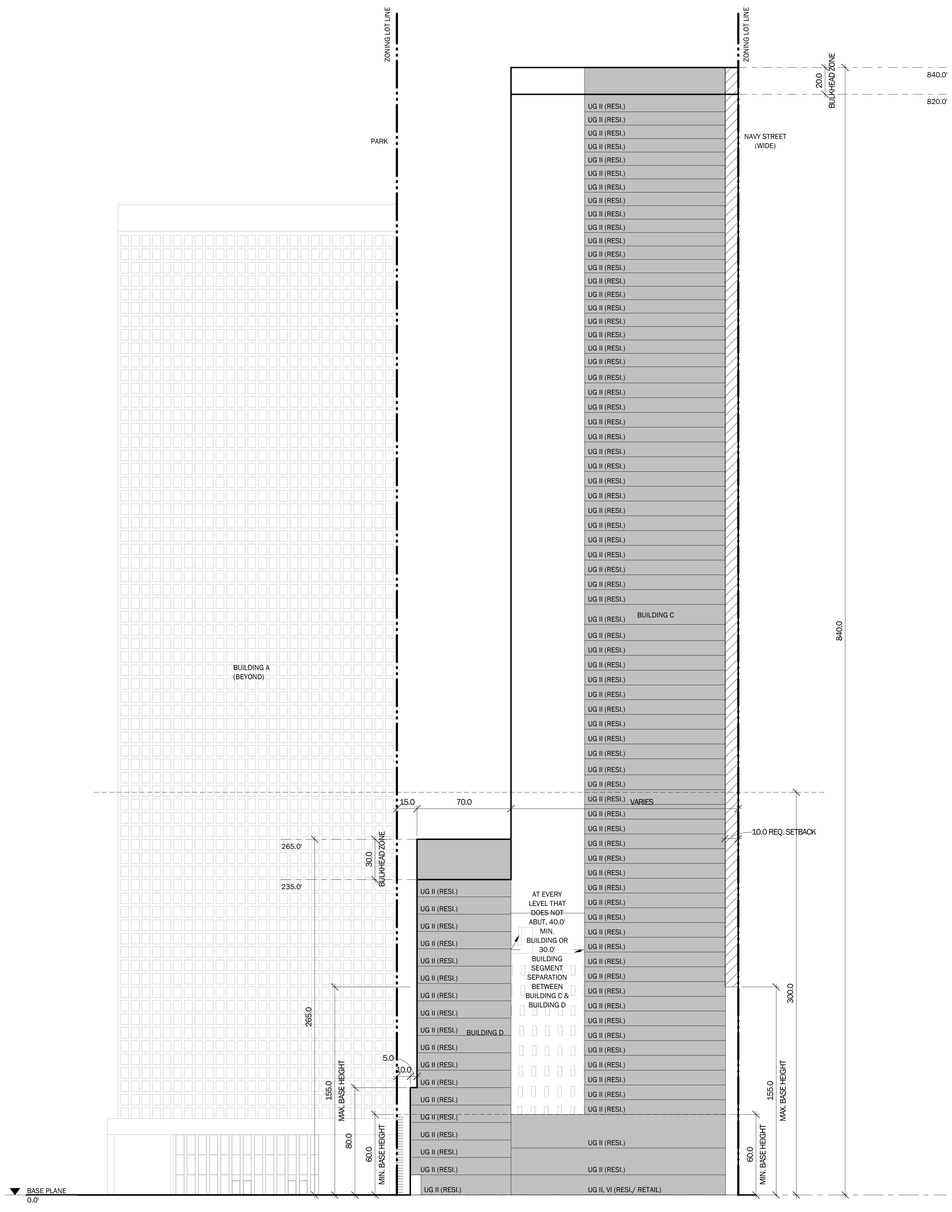
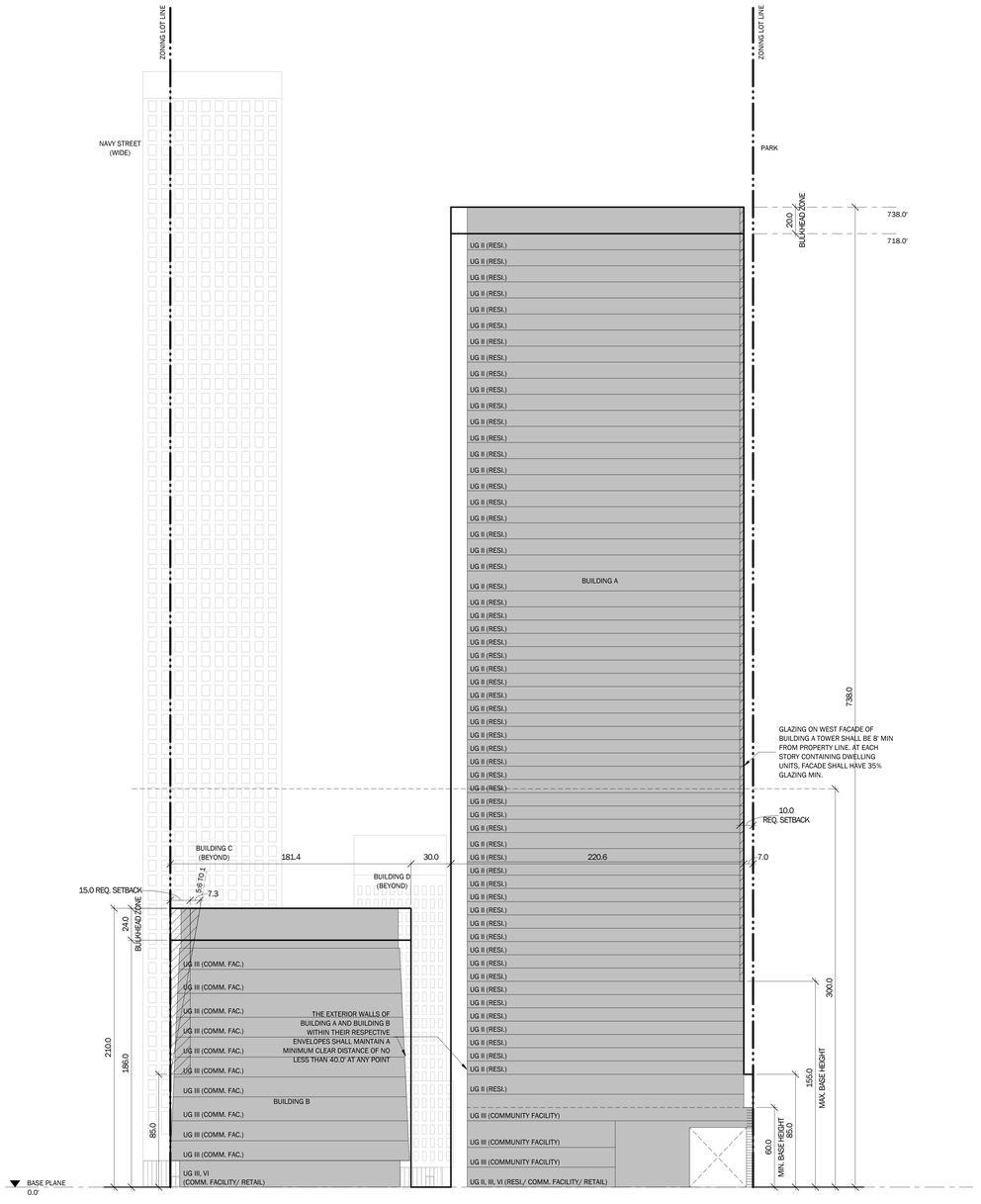


2 BUILDING C & D SECTION

SCALE: 1" = 40'-0"



1 BUILDING B & A SECTION

SCALE: 1" = 40'-0"

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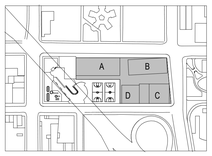

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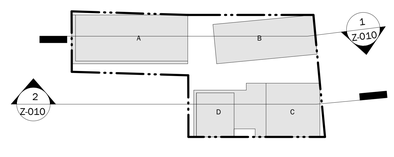

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0 20'-0" 40'-0" 80'-0" 160'-0"

PROJECT # 2301

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ZONING SECTIONS

REGISTERED ARCHITECT
JACOB ROSS DELLVALE
028432-1
STATE OF NEW YORK

SEAL

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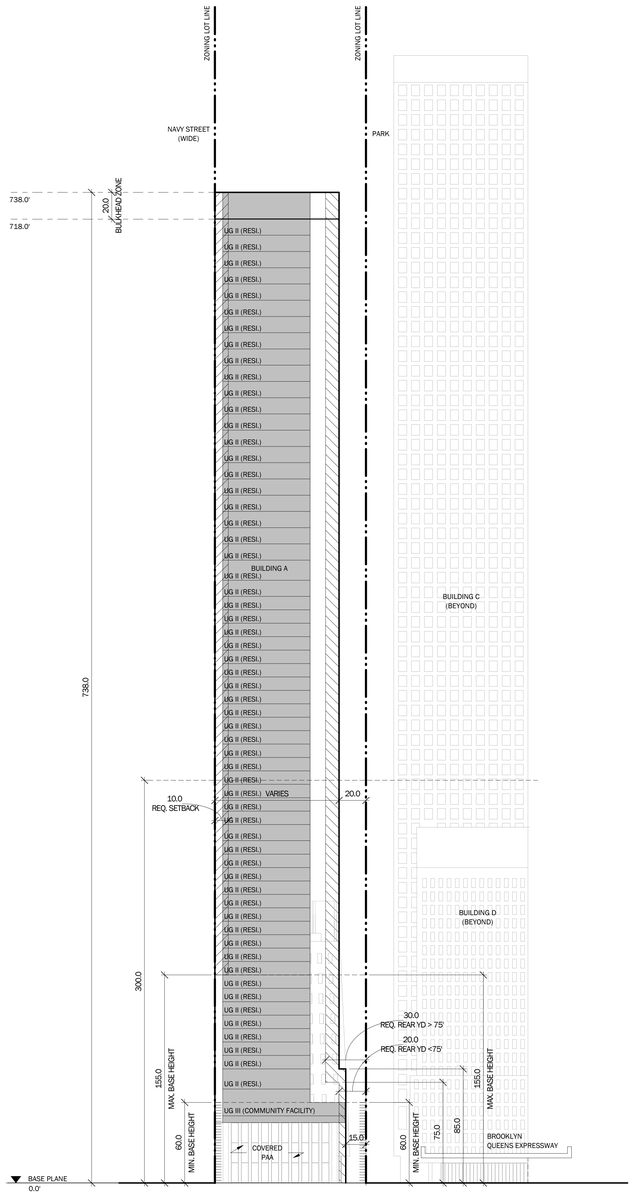
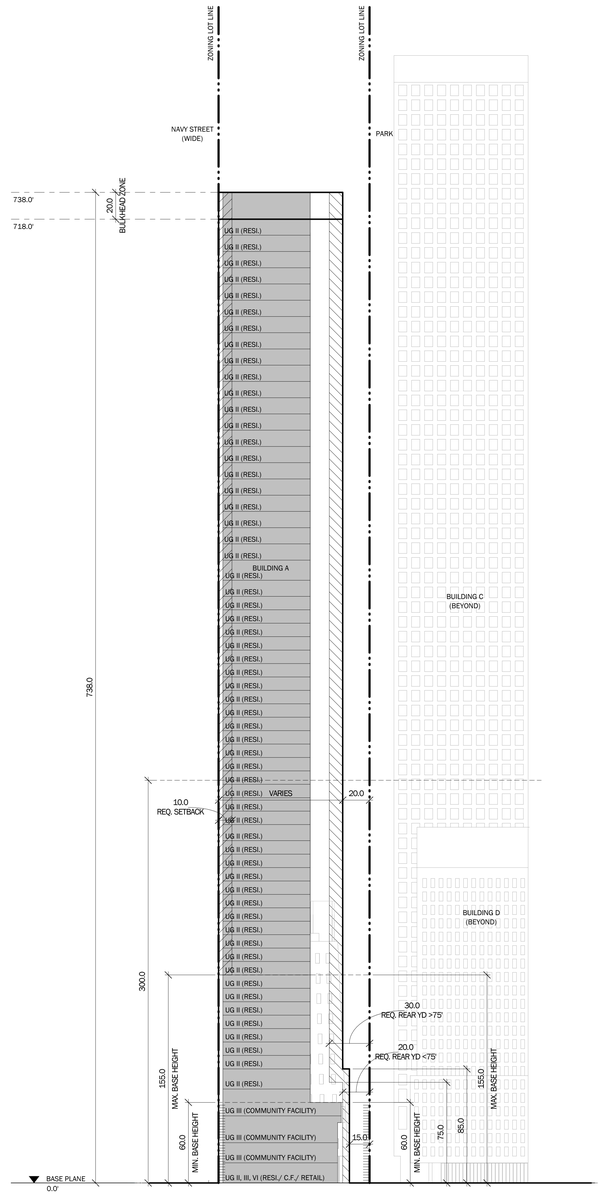
DRAWING NUMBER

PAGE NUMBER



3 BUILDING A SECTION 1

SCALE: 1" = 40'-0"



2 BUILDING A SECTION 2

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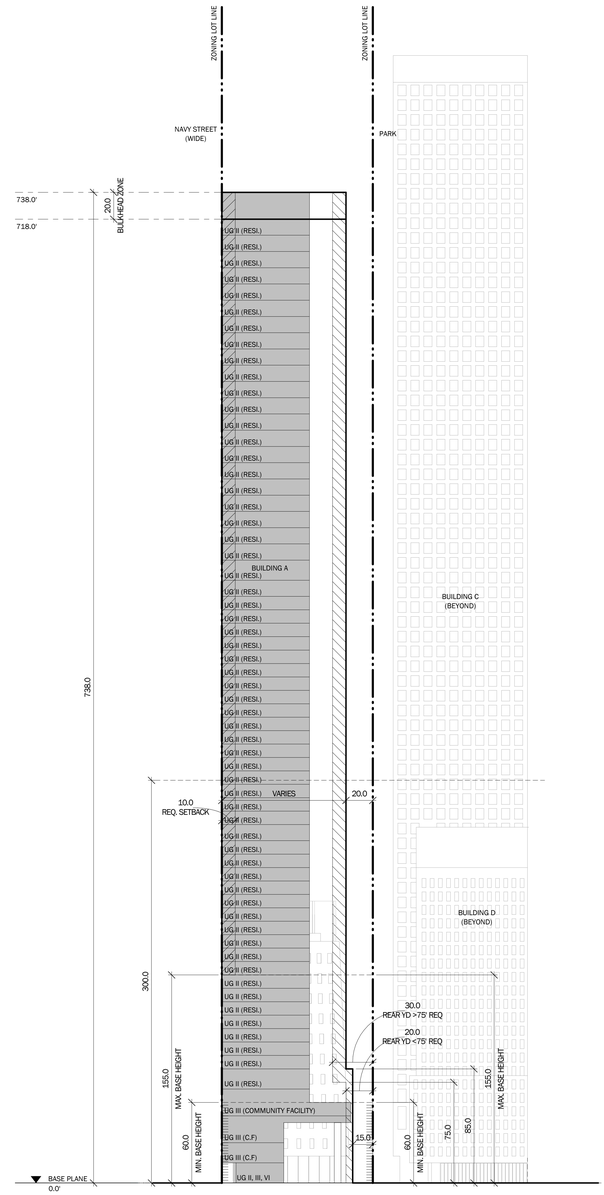
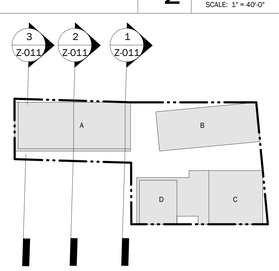


1 BUILDING A SECTION 3

SCALE: 1" = 40'-0"

KEY PLAN



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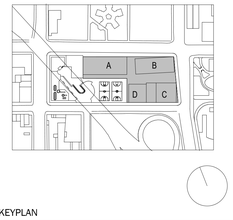

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ZONING SECTIONS

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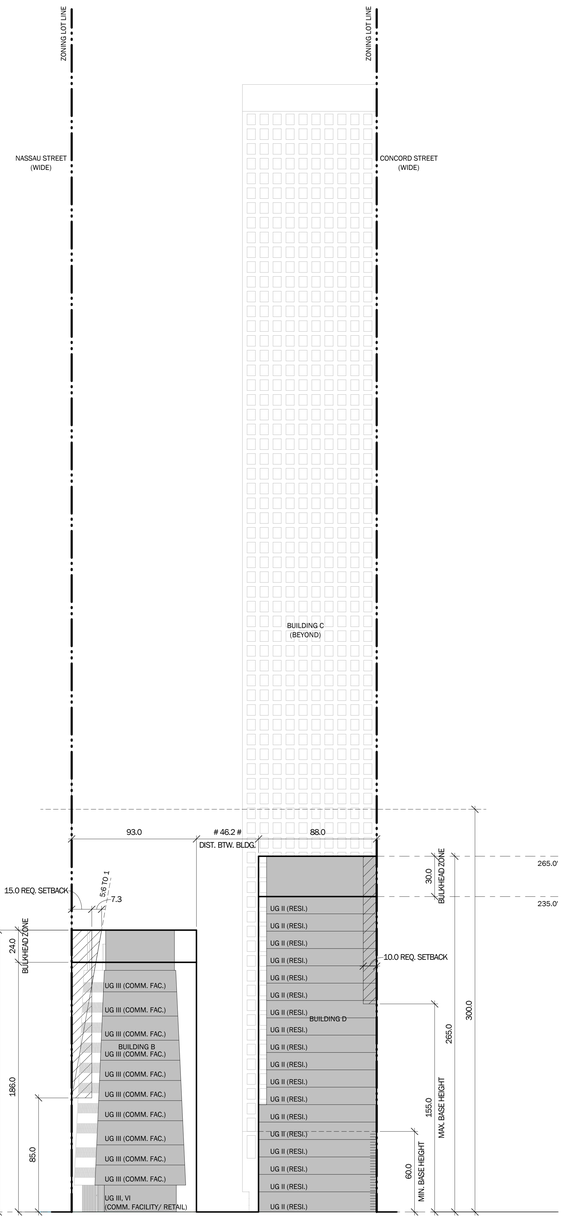

3 BUILDING B & D

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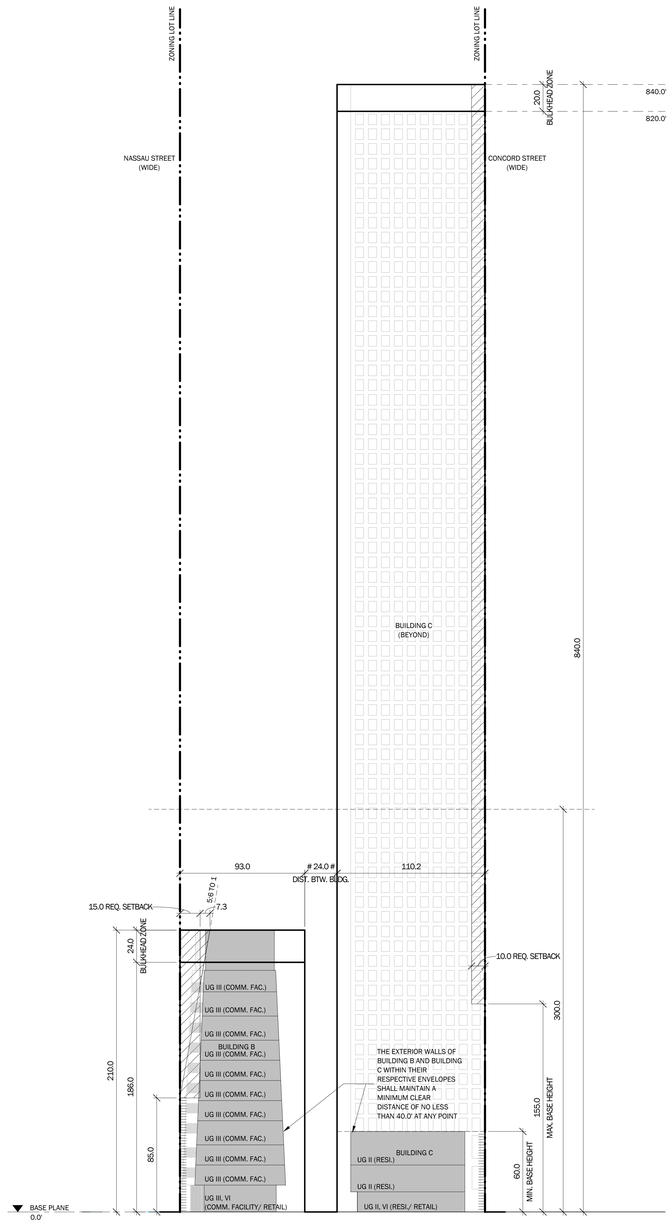

2 BUILDING B & C SECTION 1

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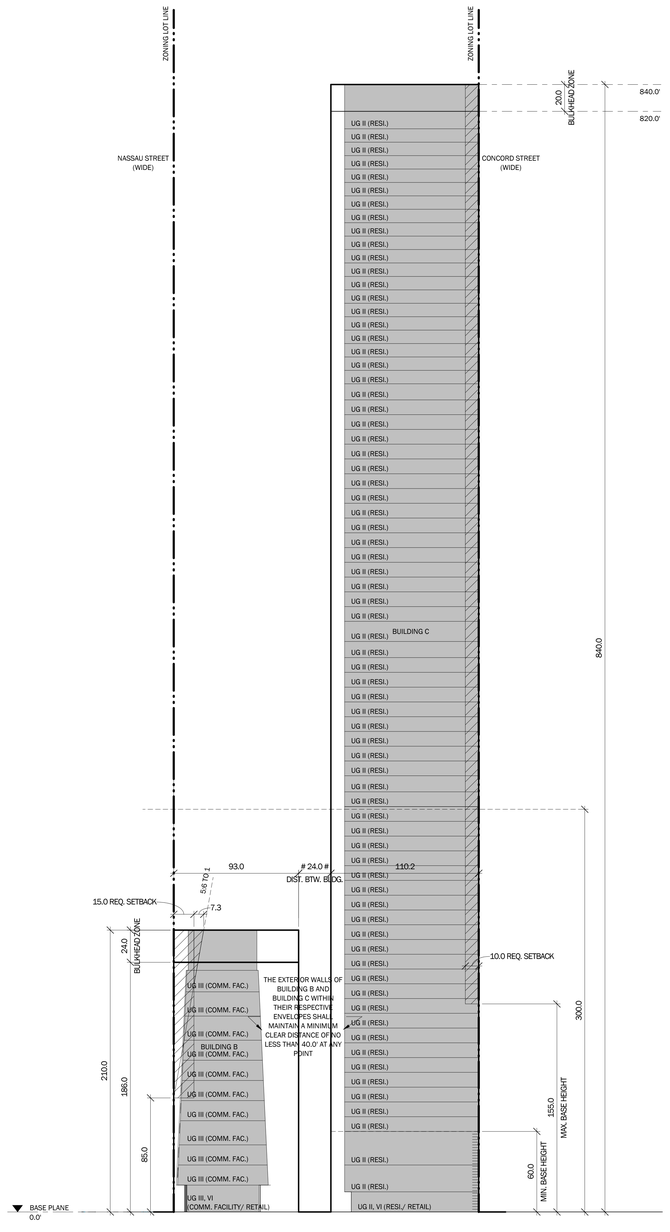

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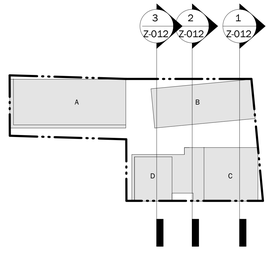
KEY PLAN



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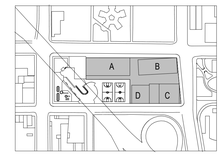

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PROJECT # 2301

240 NASSAU STREET
BROOKLYN NY, 11201

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ZONING SECTIONS



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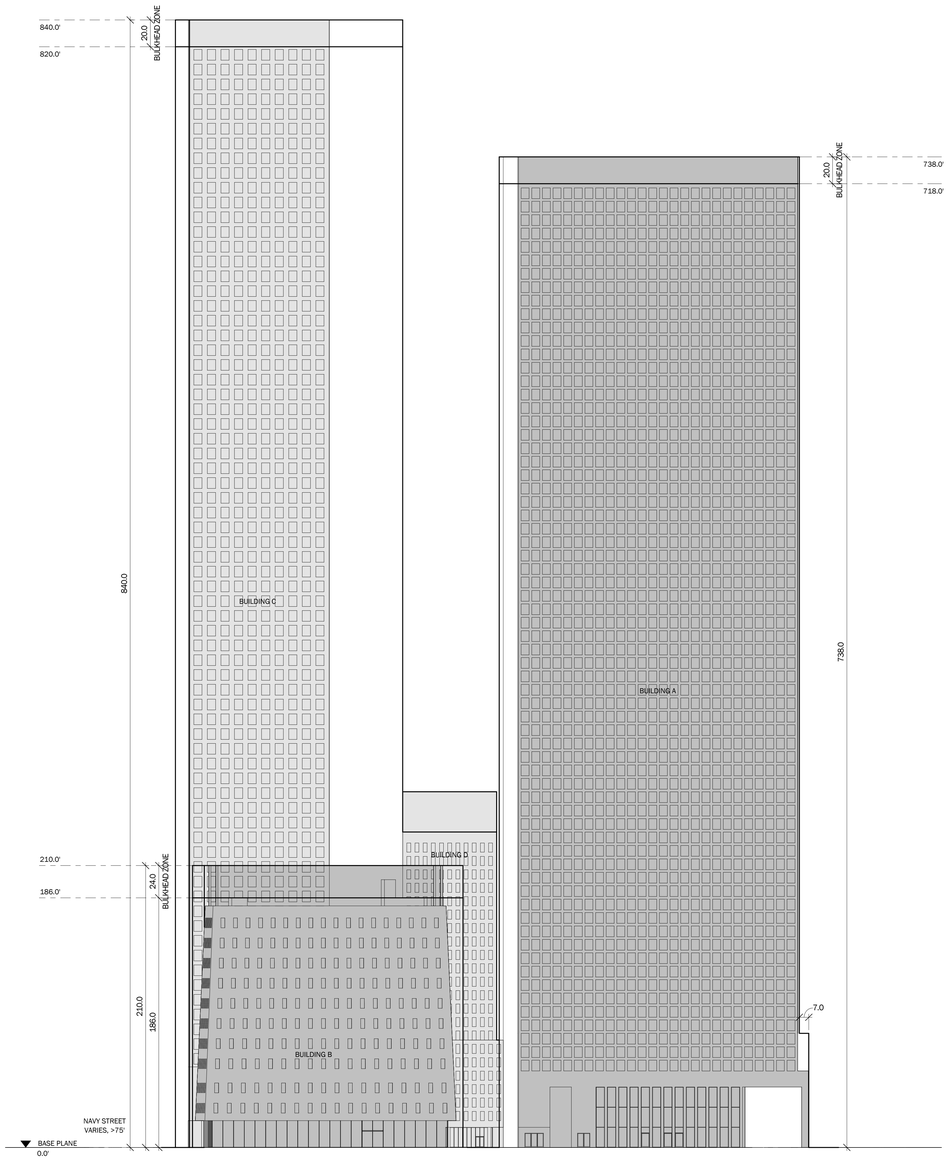
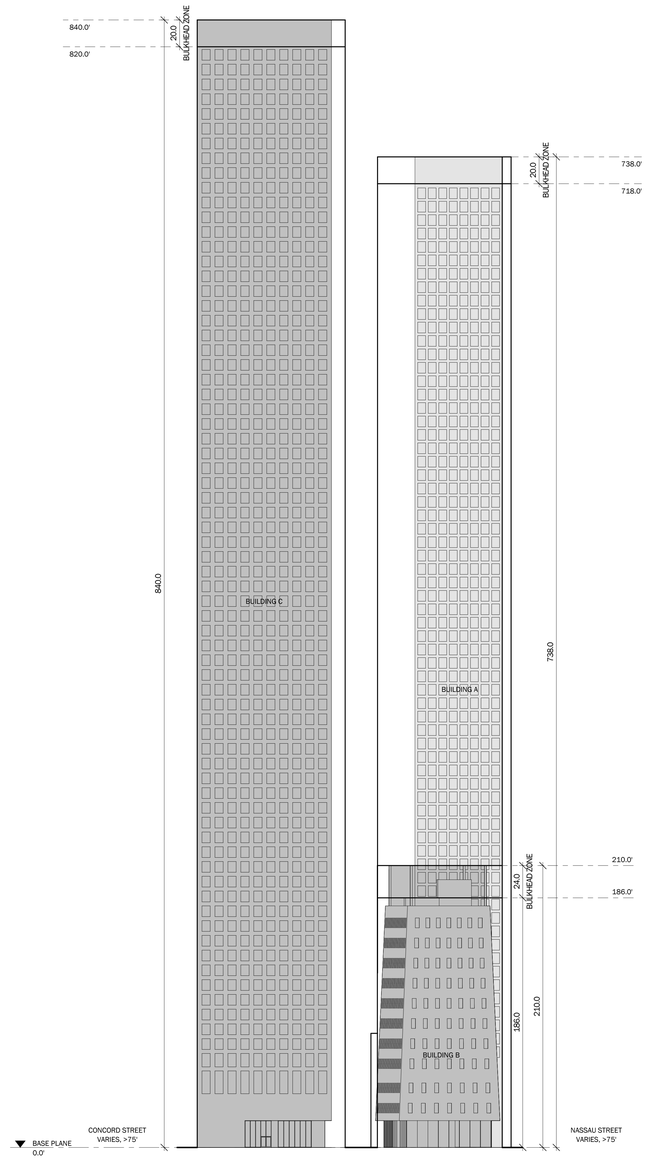
PAGE NUMBER



2 NORTH ELEVATION

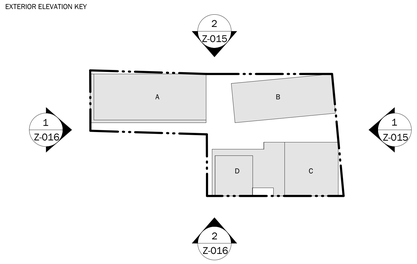
SCALE: 1" = 40'-0"



1 EAST ELEVATION

SCALE: 1" = 40'-0"

EXTERIOR ELEVATION KEY



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0 15'-0" 30'-0" 60'-0" 120'-0"

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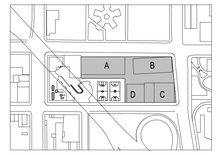

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240 NASSAU STREET
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ZONING ELEVATIONS



SEAL

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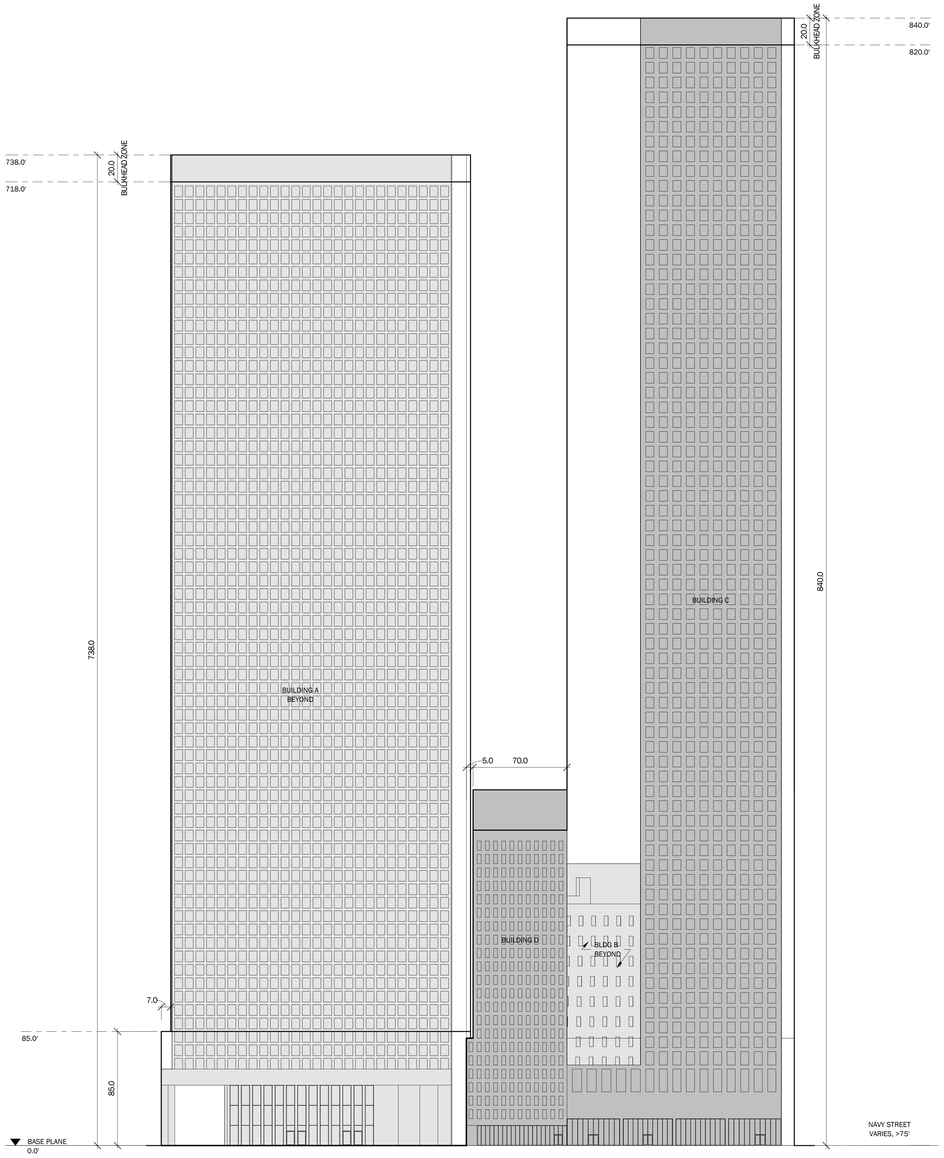
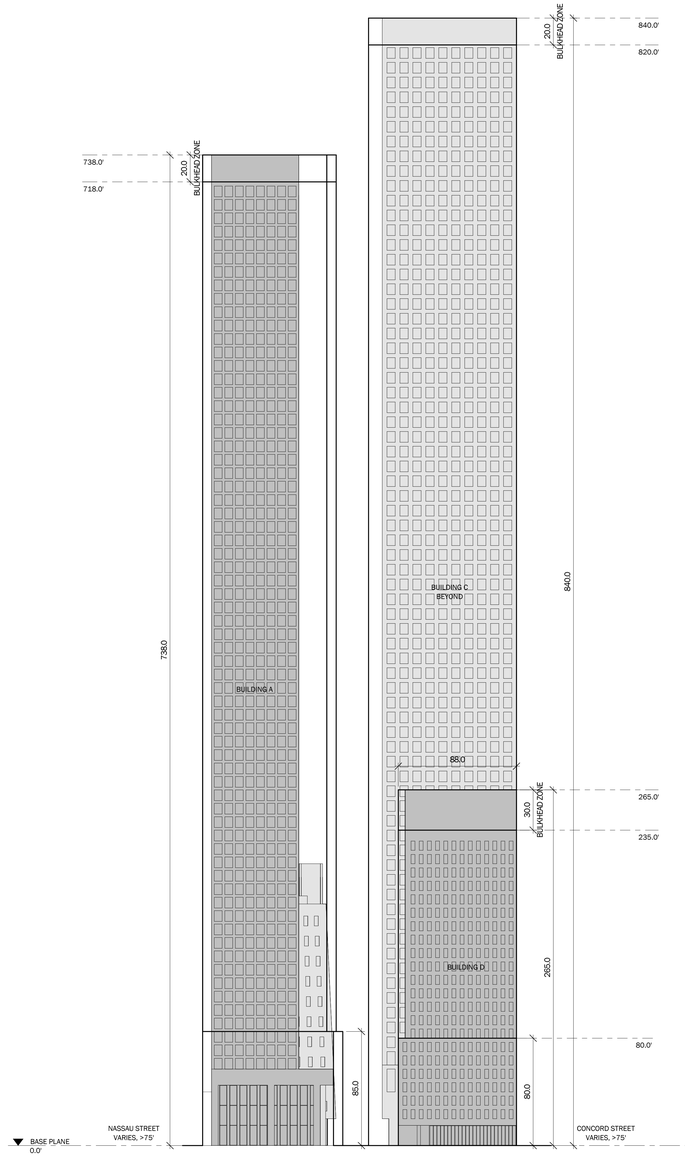


2 SOUTH ELEVATION

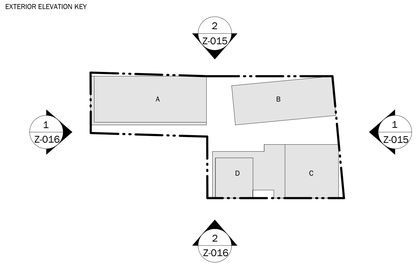
SCALE: 1" = 40'-0"



1 WEST ELEVATION

SCALE: 1" = 40'-0"

EXTERIOR ELEVATION KEY



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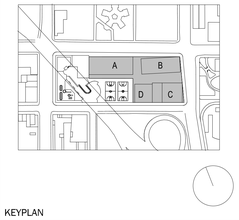

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240 NASSAU STREET
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ZONING ELEVATIONS



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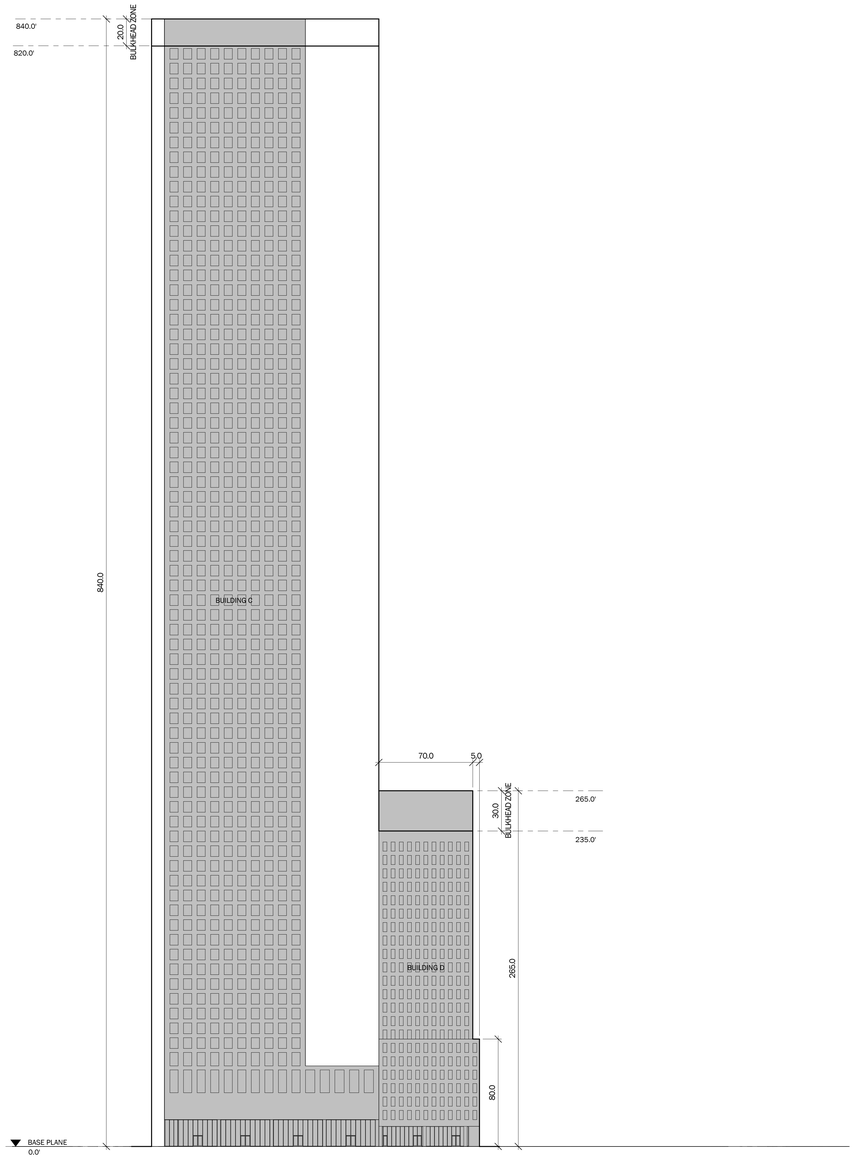
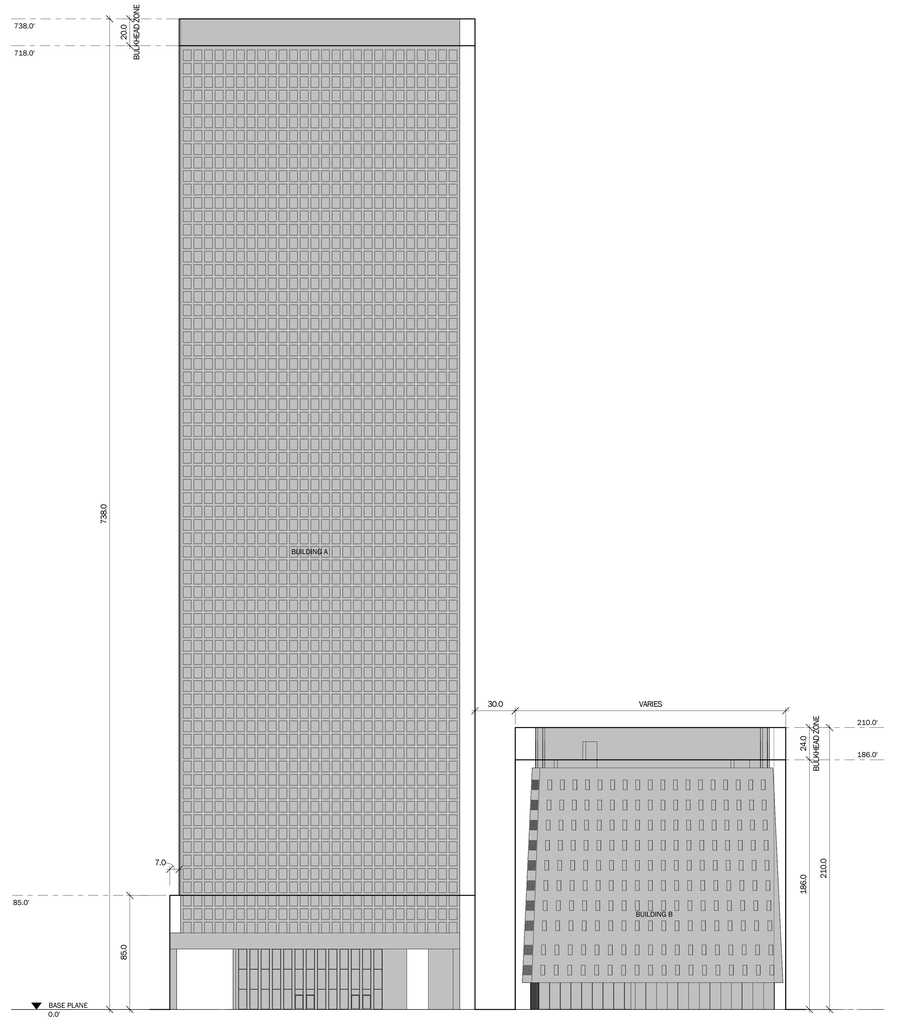


2 INTERIOR ELEVATION - SOUTH

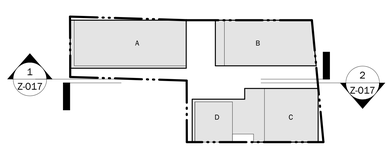
SCALE: 1" = 40'-0"



1 INTERIOR ELEVATION - NORTH

SCALE: 1" = 40'-0"

EXTERIOR ELEVATION KEY



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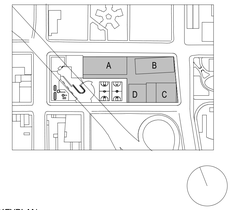

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240 NASSAU STREET
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ZONING ELEVATIONS



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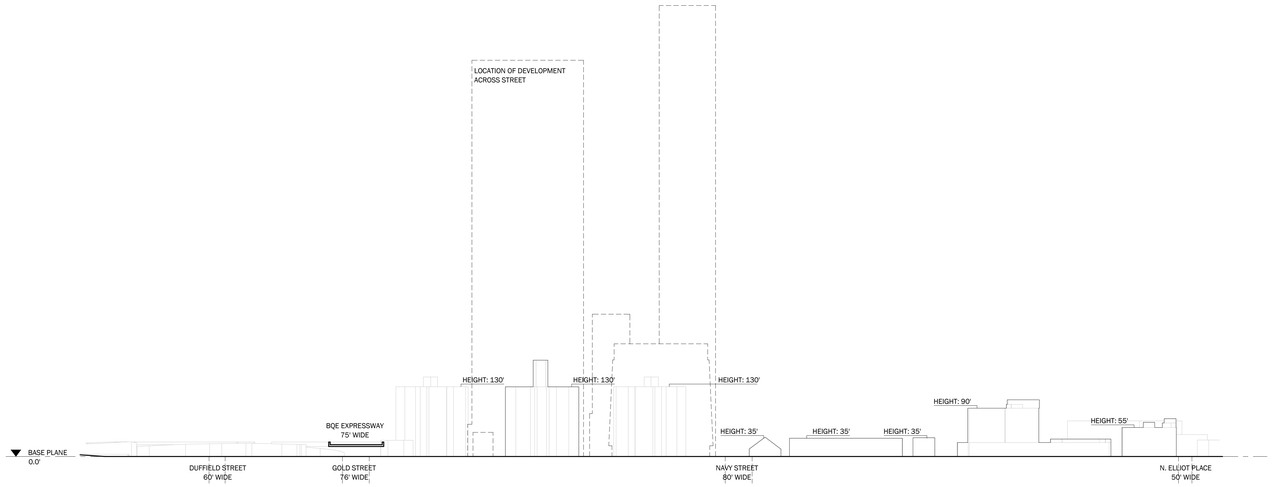
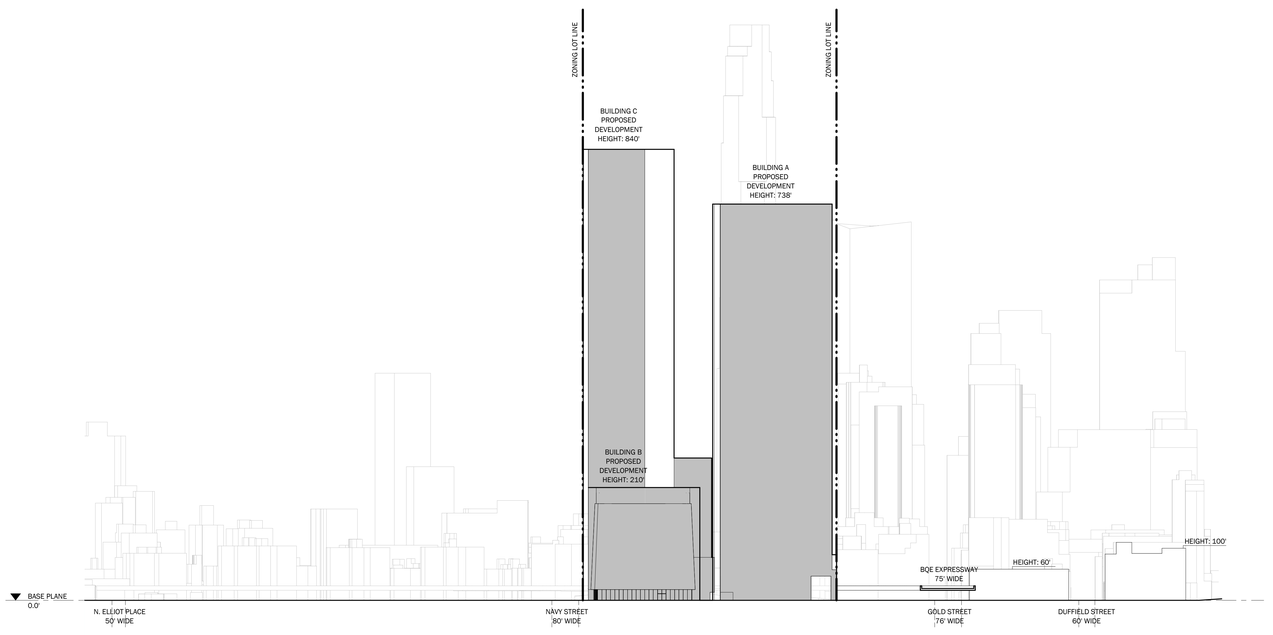


2 NEIGHBORHOOD ELEVATION - NASSAU AVENUE LOOKING NORTH

SCALE: 1" = 100'-0"

0 50'-0" 100'-0" 200'-0" 400'-0"



1 NEIGHBORHOOD ELEVATION - NASSAU AVENUE LOOKING SOUTH

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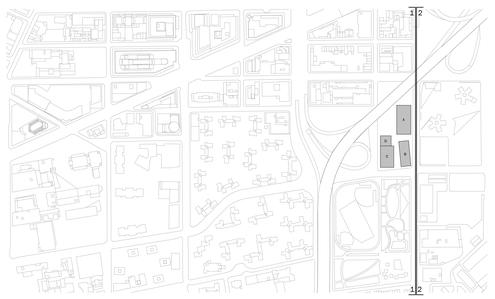
KEY PLAN



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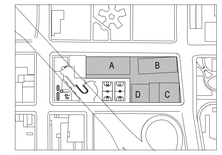

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NEIGHBORHOOD ELEVATIONS

REGISTERED ARCHITECT JARED ROSS DELLAVALLE 028432-1 STATE OF NEW YORK

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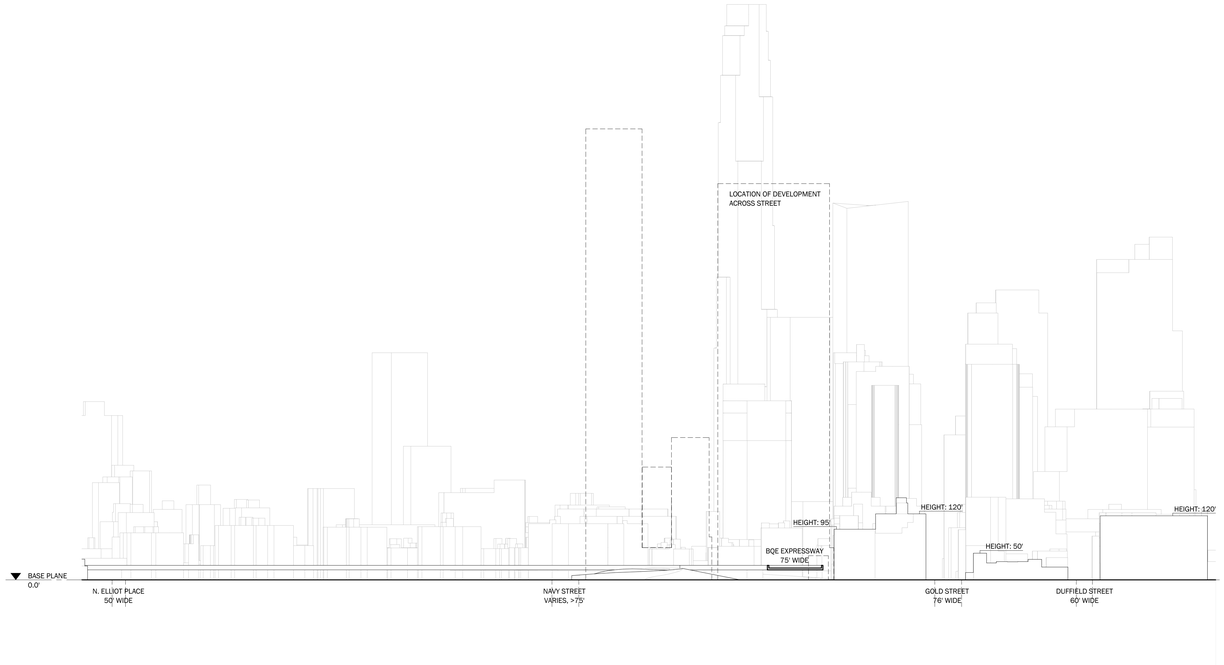

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SCALE: 1" = 100'-0"

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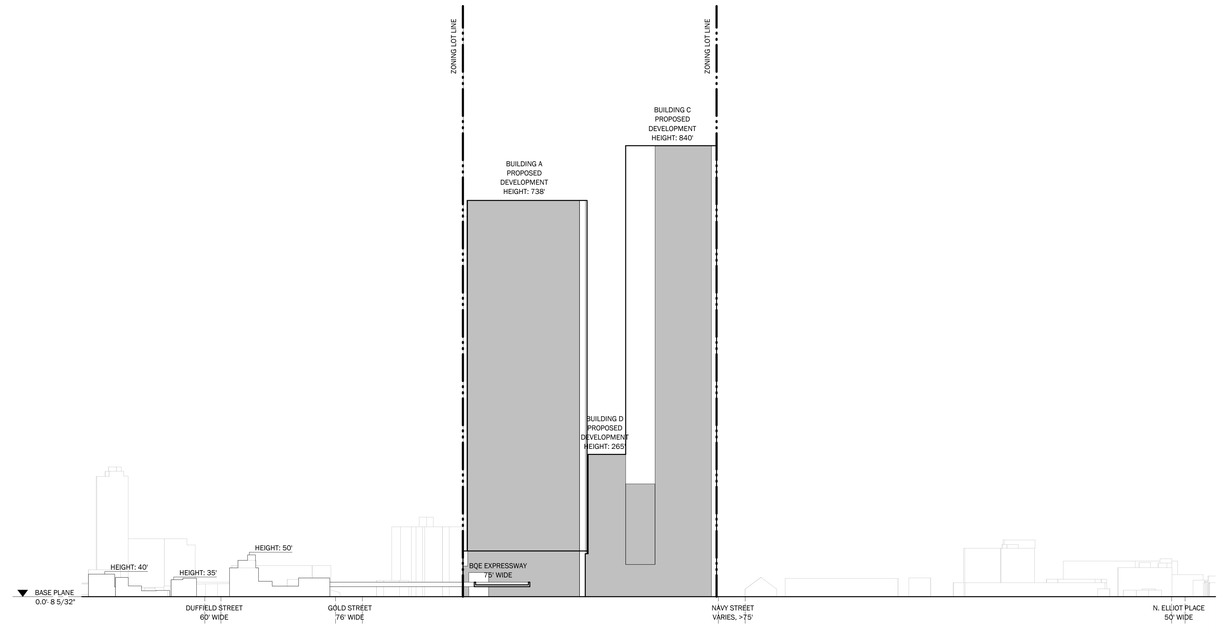

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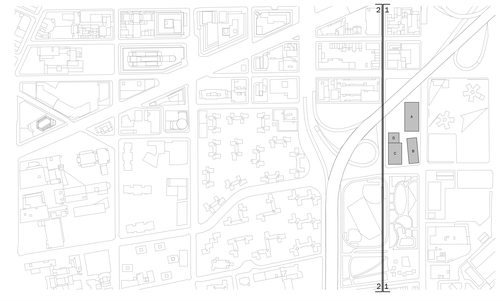

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LEGEND

- RESIDENTIAL ENTRANCE
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- COMMUNITY FACILITY
- C6-12 ZONING DISTRICT
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- PROPOSED MAXIMUM ENVELOPE
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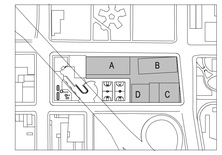

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PROJECT # 2301

240 NASSAU STREET
BROOKLYN NY, 11201

NOT FOR CONSTRUCTION

NEIGHBORHOOD ELEVATIONS



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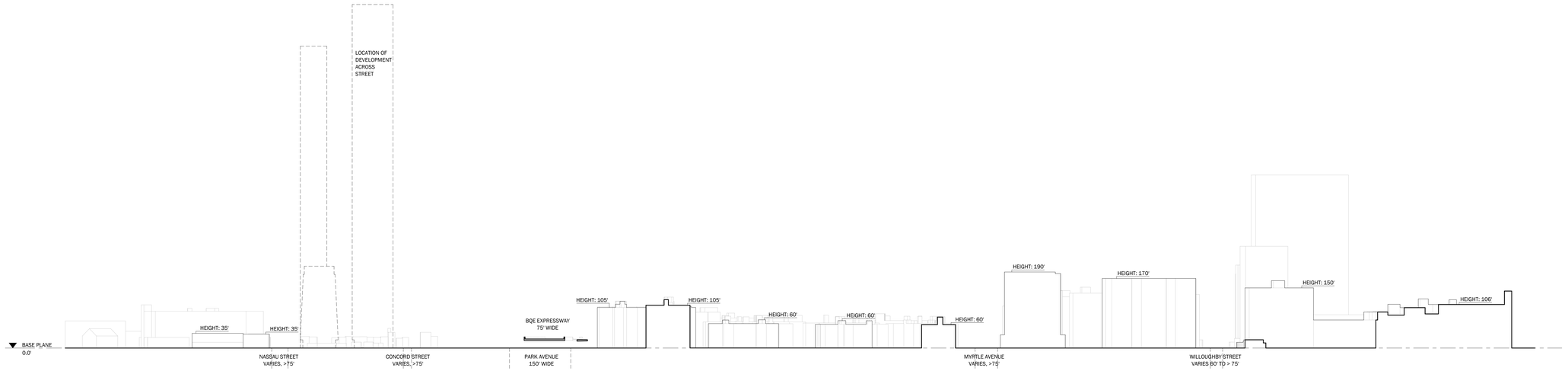

2 NEIGHBORHOOD ELEVATION - NAVY STREET LOOKING EAST

SCALE: 1" = 100'-0"

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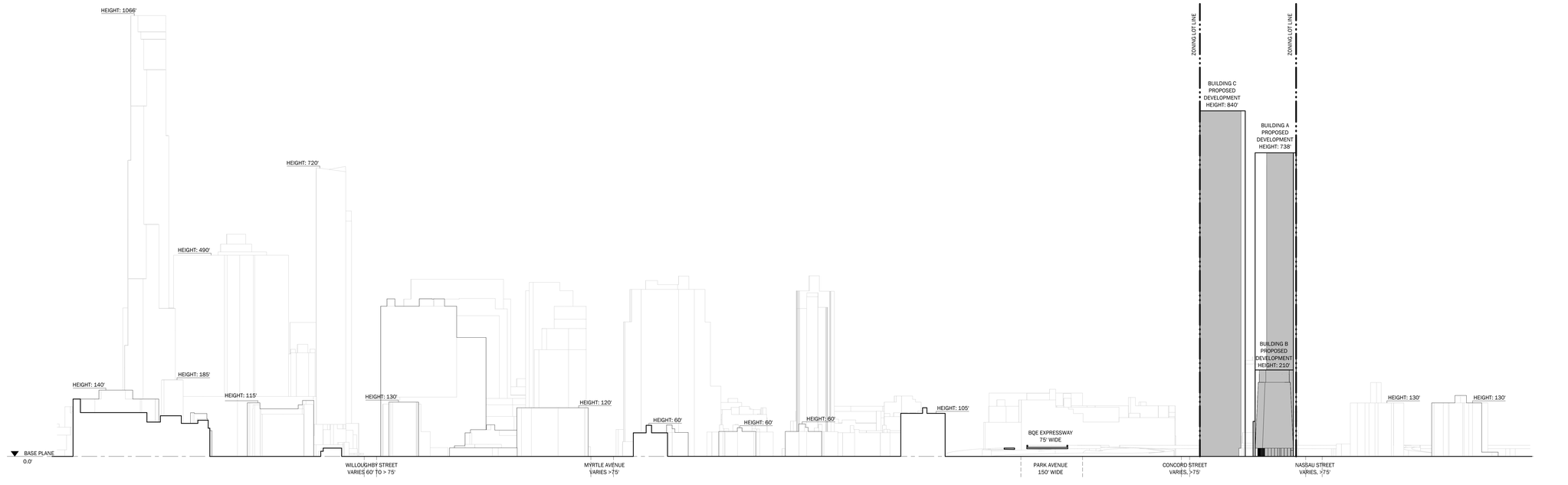

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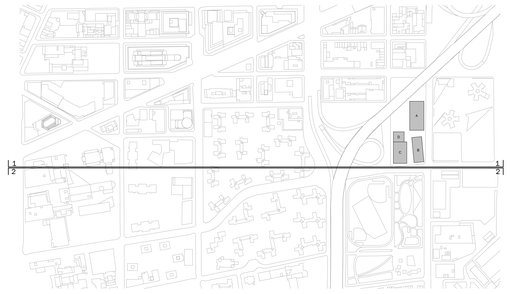

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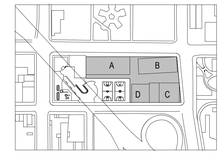

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REGISTERED ARCHITECT JARED ROSS DELLAVALLE 028432-1 STATE OF NEW YORK

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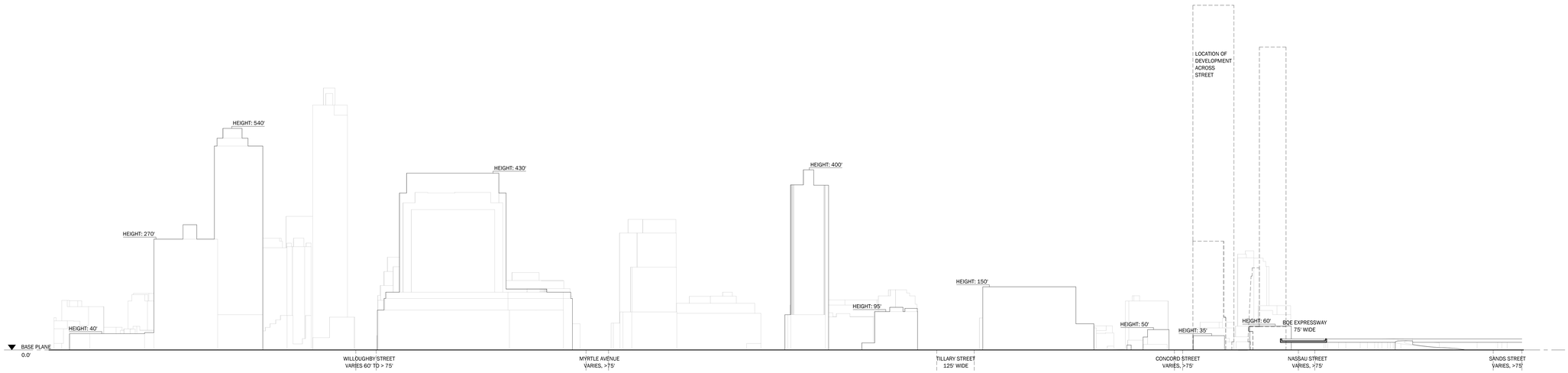

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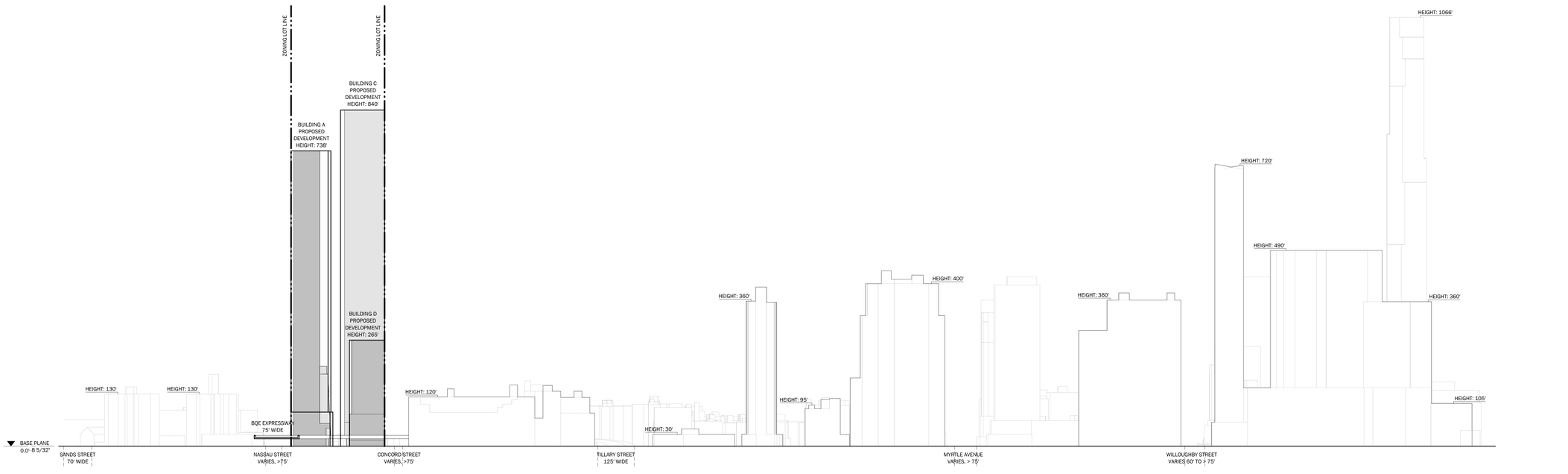

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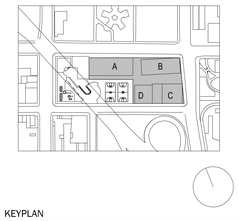

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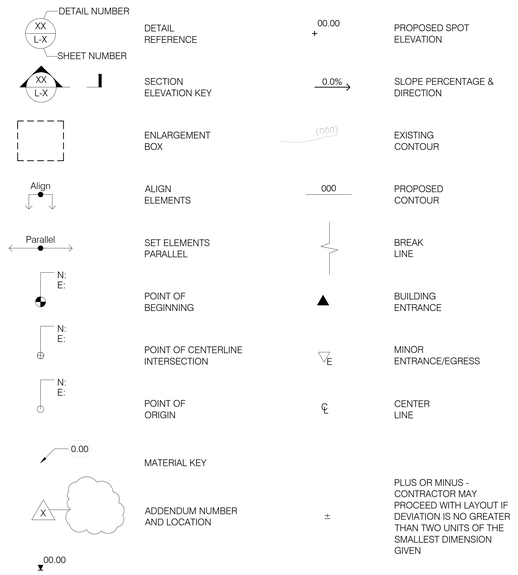
LANDSCAPE ABBREVIATIONS

ADJ	Adjust	EXT	Exterior	OC	On Center	STRUC	Structural
AGGR	Aggregate	FFE	Finish Floor Elevation	OD	Outside Diameter	S/W	Stormwater
ALT	Alternate	FG	Finish Grade	OPNG	Opening	T	Tread
ARCH	Architect	FIN	Finish	OPP	Opposite	T & B	Top and Bottom
AVG	Average	FT	Feet	PAR	Paragraph	TAP	Tree Anchor Point
BB	Bottom of Bleachers	FTG	Footing	PB	Plant Bed	TB	Top of Bleachers
BET	Between	GALV	Galvanize	PC	Point of Curvature	TBR	To Be Removed
BC	Bottom of Curb	GFI	Ground Fault Indicator	PCC	Point of Compound Curvature	TC	Top of Curb, Trash / Reycling Receptacle
BLDG	Building	GH	Ground Hydrant	PD	Planter Drain	TCW	Top of Concrete Wall
BO	By Others	HDG	Hot Dip Galvanized	PED	Pedestrian Ramp	TD	Trench Drain
BR	Bottom of Ramp	HORIZ	Horizontal	PERP	Perpendicular	TEMP	Temporary
BS	Bottom of Step / Stair	HP	High Point	PG	Play Garden	THK	Thick
B/T	Between	HT	Height	PGJ	Pavement Grade Joint	THRU	Through
BW	Bottom of Wall	ID	Inside Diameter	PL	Plant, Planted Area	TOD	Top of Deck
CB	Catch Basin	IN	Inch	PLMB	Plumbing	TOF	Top of Footing
CF	Cubic Feet	INCL	Include	POB	Point of Beginning	TR	Top of Ramp
CI	Curb Inlet	INFO	Information	PR	Pair	TRB	Top of Root Ball
CIR	Circle	INT	Interior	PSI	Pounds per Square Inch	TS	Top of Step / Stair
CJ	Control Joint	INV	Invert	PRC	Point of Reverse Curvature	TW	Top of Wall
CL	Centerline	JB	Junction Box	PREFAB	Prefabricated	TYP	Typical
CLR	Clear	JT	Joint	PROJ	Project	UB	Utility Bollard
COL	Column	L	Length	PT	Point of Tangency	UD	Underdrain
CONC	Concrete	LA	Landscape Architect	R	Radius, Riser, Rubber	UON	Unless Otherwise Noted
CONT	Continue	LB	Pound, Landscape Bollard	RECD	Received	VERT	Vertical
D	Depth, Deep	LIN	Linear	REF	Reference	VIF	Verify in Field, Do Not Proceed Without LA Acceptance
DF	Drinking Fountain	LP	Low Point	REBAR	Reinforcing Bar	W	West
DIA	Diameter	LT	Light	REINF	Reinforced	WDT	Width
DI	Drain Inlet	MATL	Material	REQD	Required	W/	With
DIM	Dimensions	MAX	Maximum	RET	Retaining	W/O	Without
DN	Down	MEP	Mechanical, Electrical, Plumbing	RIM	Rim Elevation of Utility Structure	WL	Water Level
DR	Drain	MECH	Mechanical	RM	Roorn	WP	Waterproofing
DWG	Drawing	MET	Metal	SCH	Schedule	WR	Waste Receptacle
E	East	MEX	Meet Existing	SECT	Section	(F)	Full Depth Pavement
EL	Elevation	MH	Manhole	SHT	Sheet	(S)	Shallow Depth Pavement
EJ	Expansion Joint	MIN	Minimum	SIM	Similar	YD	Yard
ELEC	Electric	MISC	Miscellaneous	SK	Sketch	Ø	Diameter
ENG	Engineer	N	North	S	South	@	At
EP	End Point	N/A	Not Applicable	SPEC	Specification	±	Plus or Minus
EQ	Equal	NIC	Not in Contract	SQ	Square	#	Number
EQUIP	Equipment	NO	Number	SF	Square Feet		
ER	Electrical Receptacle	NOM	Nominal	SS	Stainless Steel		
EXISTG	Existing	NTS	Not to Scale	STD	Standard		
EXSLAB	Existing Slab	O	Option	STL	Steel		

LANDSCAPE ARCHITECTURAL SYMBOLS



LANDSCAPE DRAWING LIST

	Sheet Number	Sheet Title
1	L000	Landscape Drawing List & Abbreviations
2	L100	Zoning Lot Site Plan
3	L200	PAA Plan
4	L201	PAA Dimension Plan
5	L300	PAA Seating & Furnishing Plan
6	L400	PAA Materials & Grading Plan
7	L500	PAA Planting Plan
8	L520	Planting Details
9	L600	PAA Signage Plan
10	L901	Site Details
11	L902	Site Details

Total: 11 Sheets

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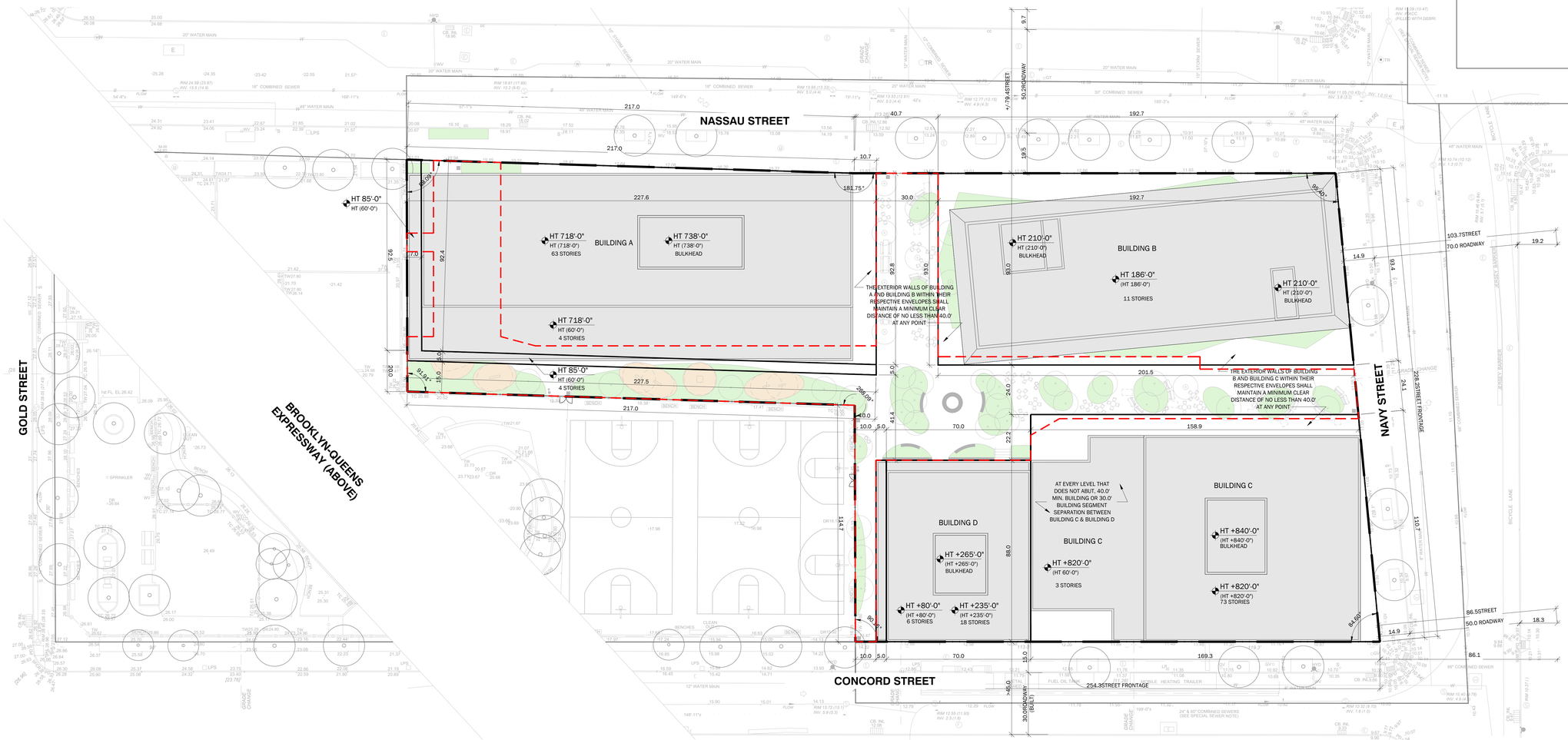

SITE LEGEND

- Zoning District Boundary
- Zoning Lot Line
- Proposed Maximum Building Envelope
- Public Access Area Boundary (PAA)
- Building Overhang

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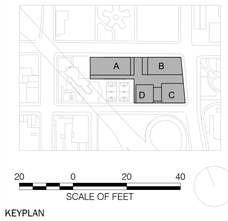

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ZONING LOT SITE PLAN

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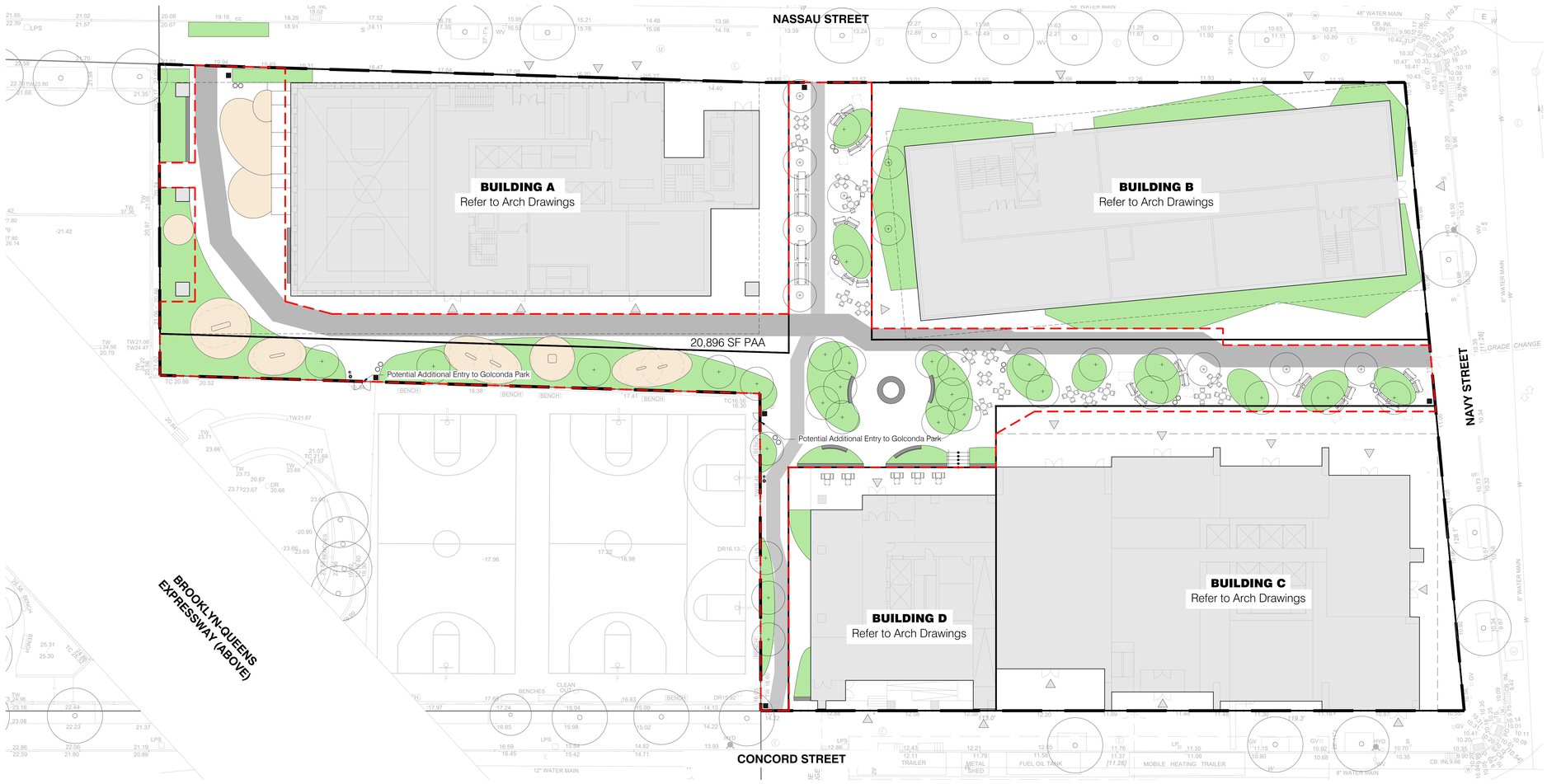

SITE LEGEND

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- Zoning Lot Line
- Proposed Maximum Building Envelope
- Public Access Area Boundary (PAA)
- Building Overhang
- Primary Path, 8' Min. Clearance (8'-0")
- Secondary Path, 5' Min. Clearance (5'-0")
- Planting Area
- Building Entry
- Deciduous Tree
- Evergreen Tree
- Understory Tree
- Existing Tree
- Bench with Back and Armrest
- Seatwall with Backrest, Armrest, Skate Stops
- Seatwall, Backless, Skate Stops
- ADA 36" X 48" Companion Seat
- Moveable Table and Chairs
- Picnic Table - ADA Accessible
- Picnic Table
- Game Table, ADA
- Trash & Recycling Receptacles
- Signage Type A or B -
  - A: Info Plaque
  - B: Entry Plaque
- Drinking Fountain

GENERAL NOTES

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LANDSCAPE ARCHITECT
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16 0 16 32
SCALE OF FEET

KEYPLAN

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PROJECT #

240 NASSAU STREET
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PAA PLAN

SEAL

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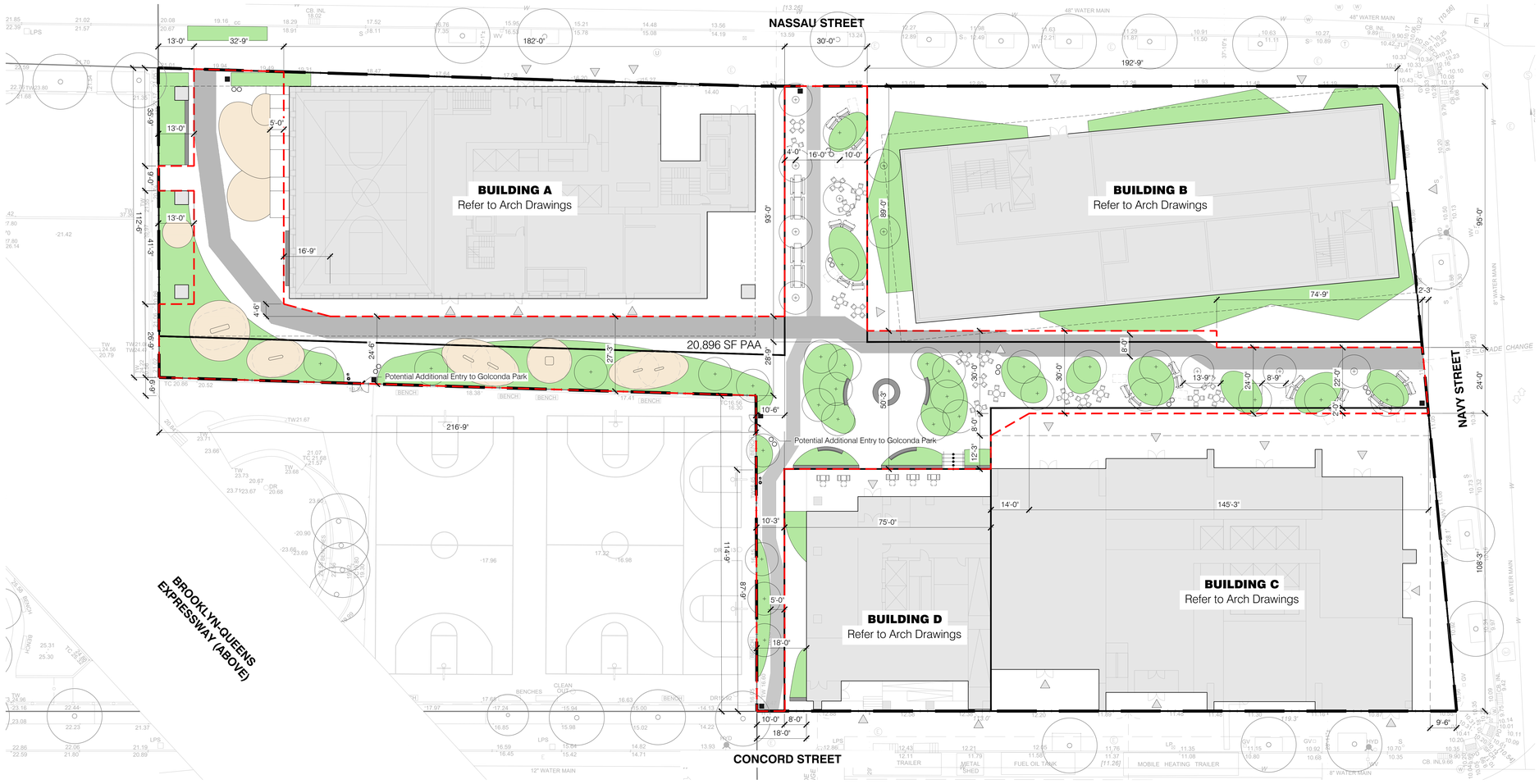

SITE LEGEND

- Zoning District Boundary
- Zoning Lot Line
- Proposed Maximum Building Envelope
- Public Access Area Boundary (PAA)
- Building Overhang
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- Trash & Recycling Receptacles
- Signage Type A or B -
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PAA DIMENSION PLAN

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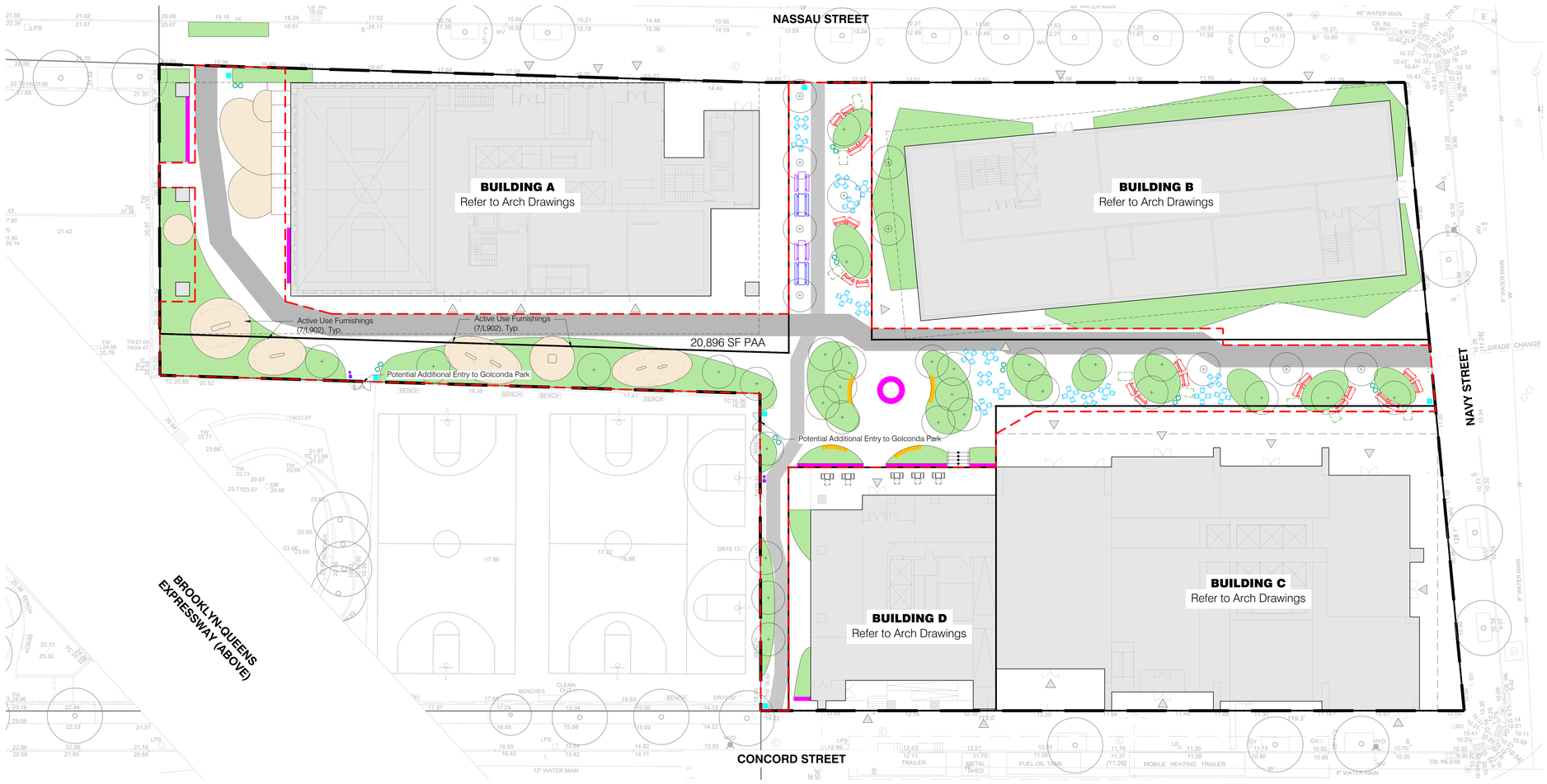

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SITE FURNISHINGS		
	LF Proposed within PAA	Notes
Fixed Bench with Back and Armrest	90	20 total, 4.5' LF each
Seatwall with Backrest, Armrest, Skatestop	40	
Seatwall, Backless	152	
Movable Chairs	108	72 total, 1.5' LF each
Picnic Table, ADA Accessible	32	
Picnic Table	32	
Game Table	0	
Total LF Seating within PAA	454	
	Quantity Proposed within PAA	
Trash & Recycling Receptacles	16	
Drinking Fountain	2	
Movable Tables	18	

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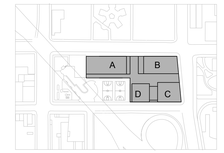

16 0 16 32
SCALE OF FEET

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PAA SEATING & FURNISHING PLAN

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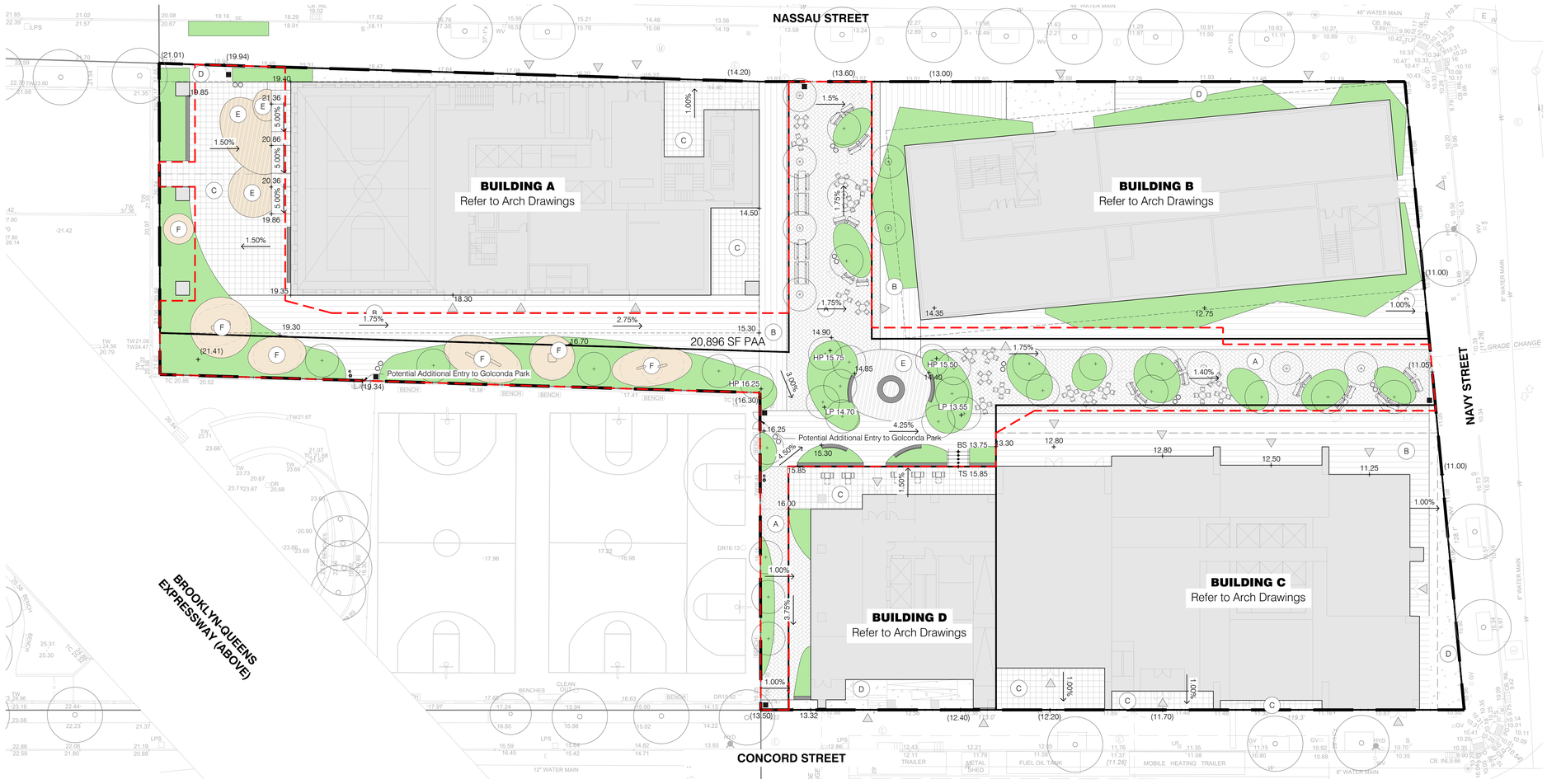

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- Drinking Fountain
- Paving Type A
- Paving Type B
- Paving Type C
- Paving Type D
- Paving Type E
- Paving F - Decking
- Paving G - Fall Attenuating Surfacing
- 3:1 Percentage and Direction of Down Slope
- + 12.75 Proposed Spot Elevation
- + LP/HP Low Point or High Point
- + TS/BS Top or Bottom of Step Elevation

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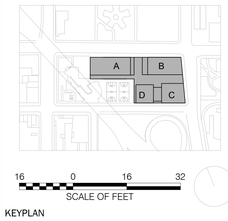

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PAA MATERIALS & GRADING PLAN

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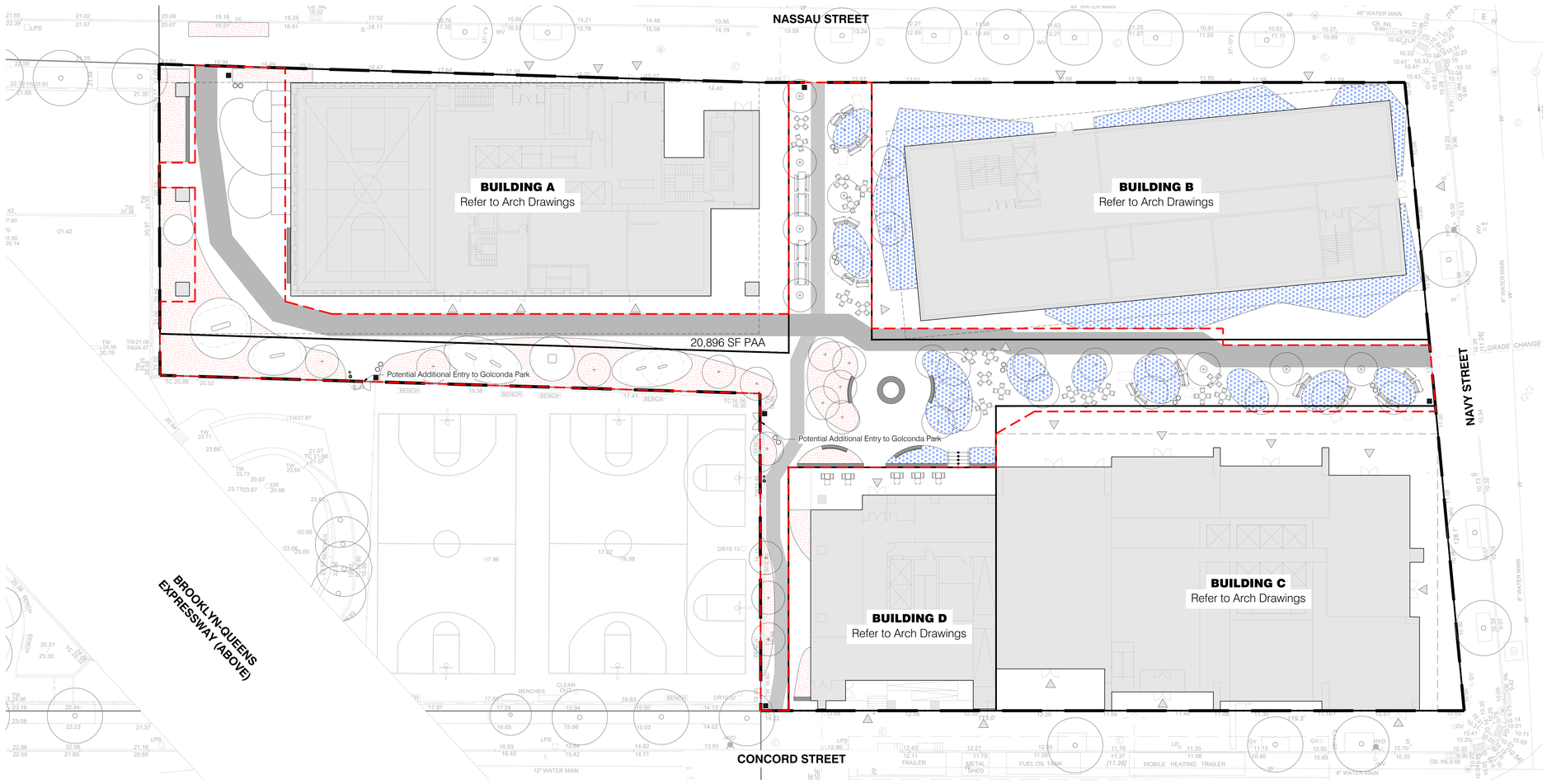

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- PM1 — Plant Mix 1 Sun (PM1)
- PM2 — Plant Mix 2 Shade (PM2)

PLANTING

Plant Mix Type	SF Proposed within PAA	# of Trees within PAA
Plant Mix 1 Sun (PM1)	3,000	14
Plant Mix 2 Shade (PM2)	2,000	23
Total within PAA	5,000	37
Total Planting by Percentage of Total PAA	23.9%	

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PAA PLANTING PLAN

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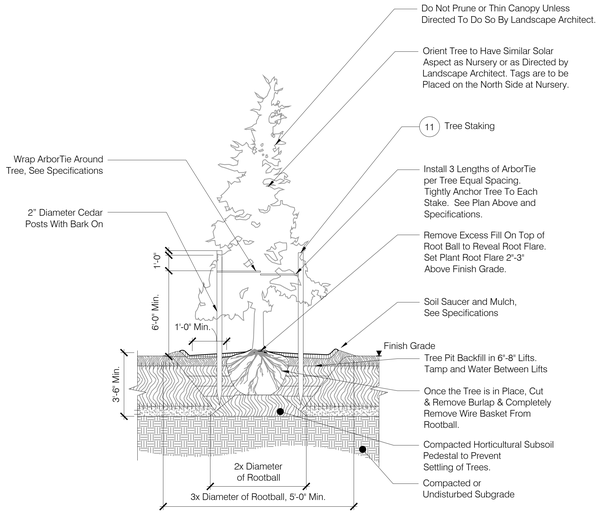
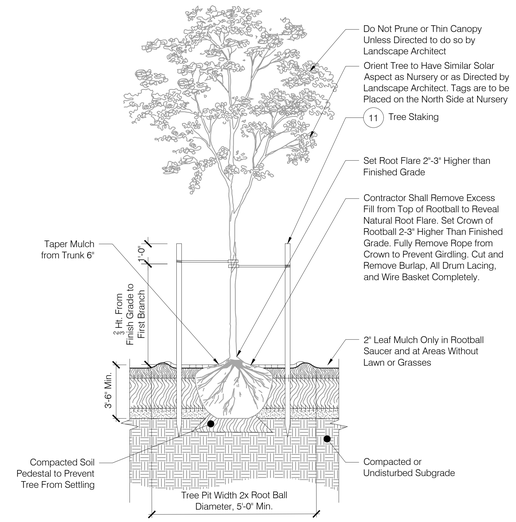


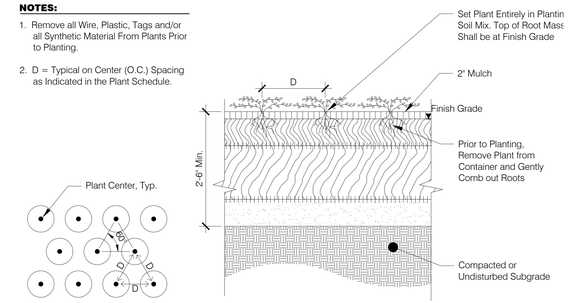
1 Coniferous Tree Planting — Section
Scale: 3/8"=1'-0"



2 Deciduous Tree Planting — Section
Scale: 3/8"=1'-0"

NOTES:

1. Remove all Wire, Plastic, Tags and/or all Synthetic Material From Plants Prior to Planting.
2. D = Typical on Center (O.C.) Spacing as Indicated in the Plant Schedule.



A Plan
B Section

3 Groundcover Planting - Container — Section
Scale: 1"=1'-0"

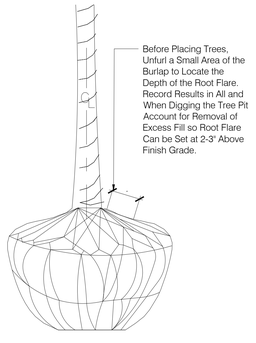
4 Shrub Planting - B&B Rootball — Section
Scale: 1/2"=1'-0"

5 Shrub Planting - Container — Section
Scale: 1/2"=1'-0"

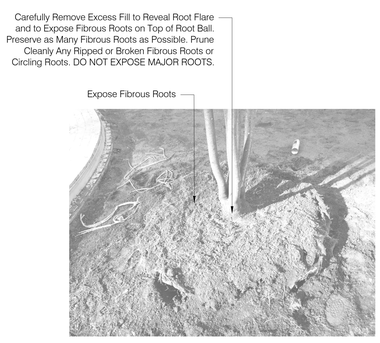
A Rootball Saucer

B Soil Saucer

6 Tree Rootball Saucer and Mulch — Section
Scale: 3/8"=1'-0"



A Investigation of Root Flare



B Rootball After Excess is Removed

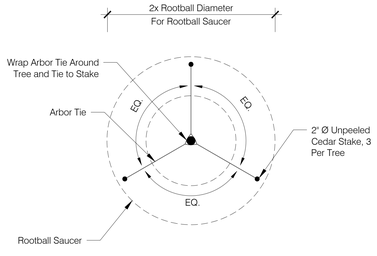


C Excess Fill Removal - UNACCEPTABLE

7 Tree Planting - Removal of Excess Fill — Section
Scale: 3/8"=1'-0"

NOTES:

1. Prior to Staking, Review Extent of Limbing-up with Landscape Architect for Viewshed Corridor Requirement
2. Install Trees Simultaneously w/ Installation of Plant Soil Mix. Do Not Create Planting Pits.



8 Tree Staking — Section
Scale: NTS

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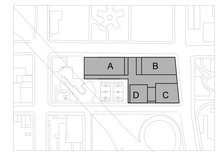

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PLANTING DETAILS

SEAL

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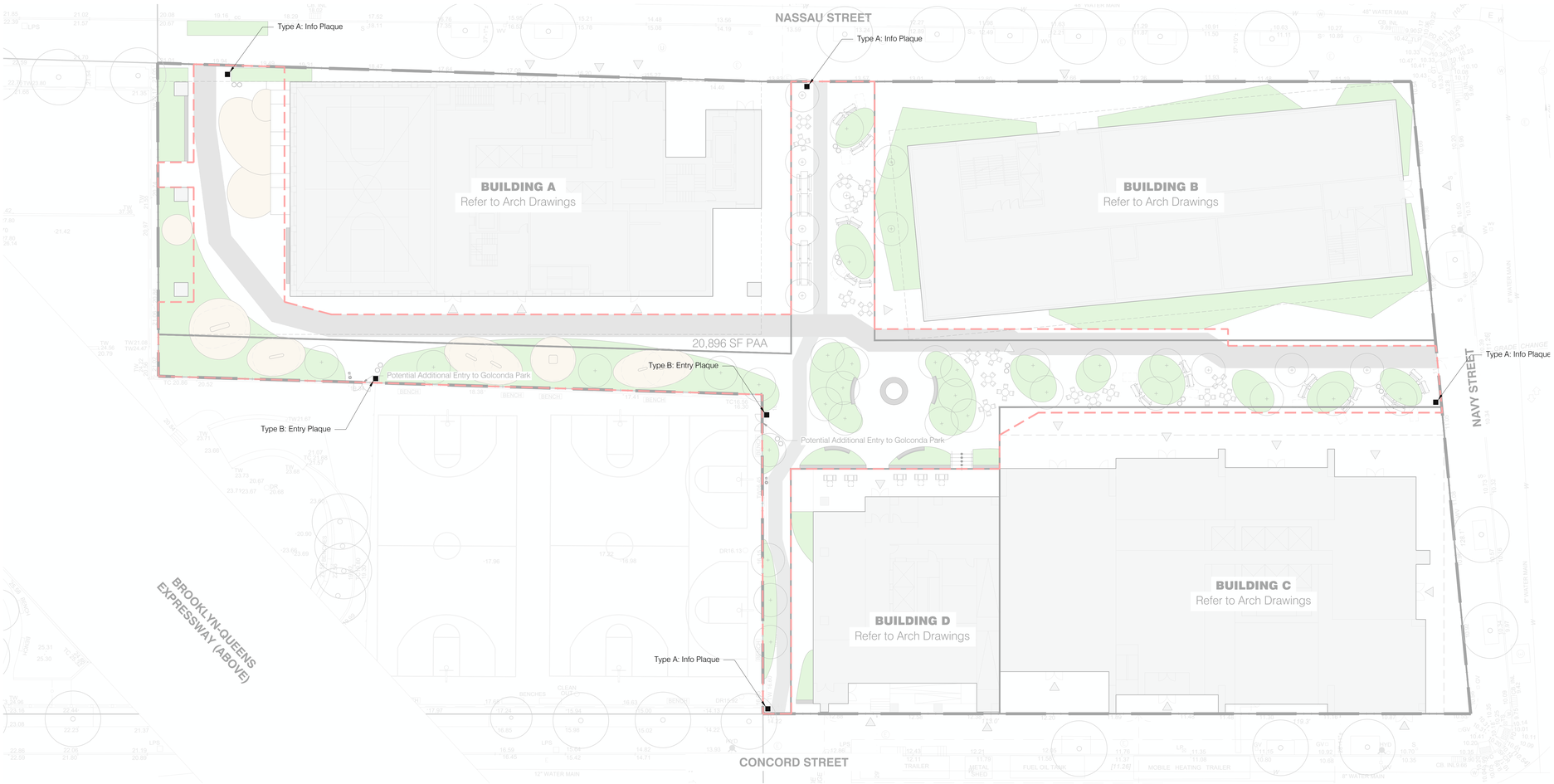

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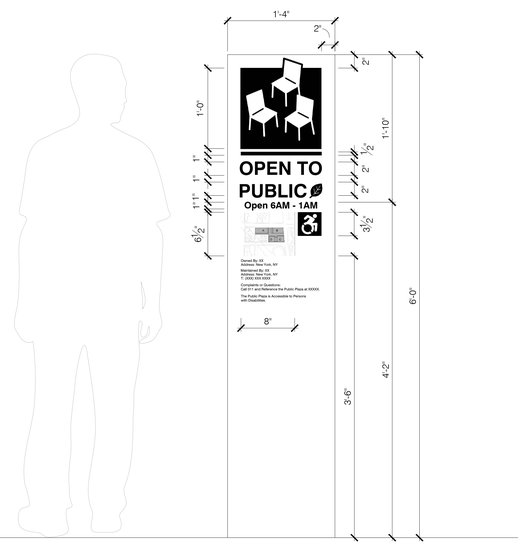
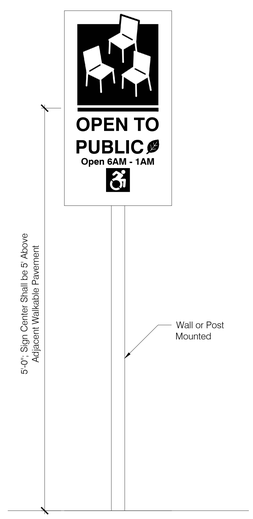


1 Signage Type A: Info Plaque Elevation
Scale: 1-1/2" = 1'-0"



2 Signage Type B: Entry Plaque Elev.
Scale: 1-1/2" = 1'-0"

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5. PAA below Building A shall have a minimum clearance of 40.0'. PAA below Building D shall have a minimum clearance of 12.0'. PAA below Building B & C shall have a minimum clearance of 20.0'.

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16 Court Street, 11th Floor
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16 0 16 32
SCALE OF FEET

KEYPLAN

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2	JUL 16 2026	ISSUED FOR SPECIAL PERMIT
1	JAN 05 2026	ISSUED FOR SPECIAL PERMIT

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PAA SIGNAGE PLAN

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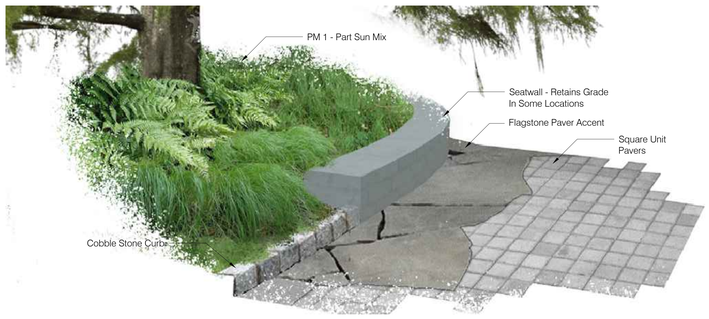


1 Material Vignette
Scale: Varies



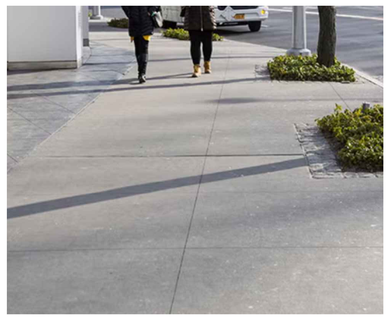
2 Paver Type A — Photo
Scale: NTS



3 Paver Type B — Photo
Scale: NTS



4 Paver Type C — Photo
Scale: NTS



5 CIP Concrete Pavement (DOT Standard) — Photo
Scale: NTS



6 Paving E - Decking — Photo
Scale: NTS



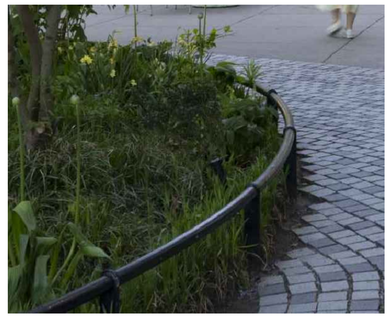
7 Paving F - Fall Attenuating Surfacing — Photo
Scale: NTS



8 NYC Standard Bike Rack — Photo
Scale: NTS



9 NYC Standard Trash & Recycling — Photo
Scale: NTS



10 Plant Rail — Photo
Scale: NTS

GENERAL NOTES

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SITE DETAILS

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1 Bench with Back and Armrest — Photo
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2 Seatwall with Backrest, Armrest and Skate Stop — Photo
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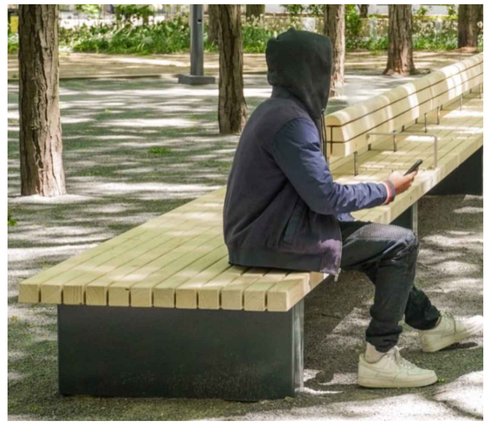

3 Seatwall, Backless — Photo
Scale: NTS



4 Moveable Table and Chairs — Photo
Scale: NTS



5 Picnic Table — Photo
Scale: NTS



6 Game Table — Photo
Scale: NTS



7 Active Use Furnishings — Photo
Scale: NTS

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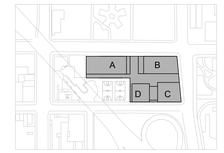

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