

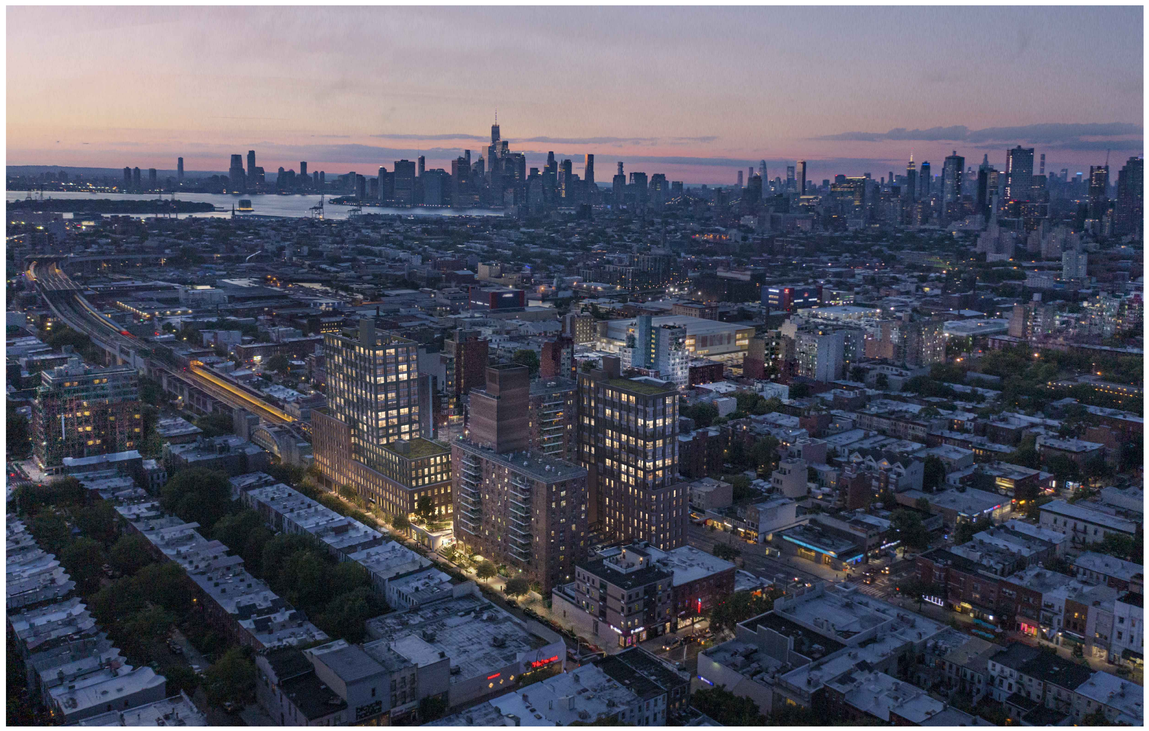
341 10th Street

Marvel Architects
145 HUDSON ST, FL 3 NEW YORK, NY 10013 212.616.0420

OWNER/CLIENT 341 STELLAR LLC C/O STELLAR MANAGEMENT
68 W 38TH STREET
NEW YORK, NY 10001

CODE CONSULTING

EXPEDITING



DRAWING LIST

NO.	SHEET TITLE
U-000.00	COVER PAGE & DRAWING LIST
	SITE SURVEY
U-002.00	LSGD SITE PLAN
U-003.00	LSGD ZONING CALCULATIONS
U-004.00	ILLUSTRATIVE PLAN - GROUND FLOOR
U-005.00	ILLUSTRATIVE PLAN - 2ND FLOOR
U-006.00	ZONING DIAGRAMS - WAIVER PLAN
U-007.00	ZONING SECTIONS I
U-008.00	ZONING SECTIONS II
U-009.00	ZONING DIAGRAMS - AXONOMETRICS
U-010.00	ILLUSTRATIVE ELEVATIONS
U-011.00	NEIGHBORHOOD CHARACTER DIAGRAMS I
U-012.00	NEIGHBORHOOD CHARACTER DIAGRAMS II
U-013.00	NEIGHBORHOOD CHARACTER DIAGRAMS III
U-014.00	NEIGHBORHOOD CHARACTER DIAGRAMS IV

REV.	MM.DD.YYYY	DESCRIPTION
	08.27.2021	PAS SUBMISSION
	10.13.2021	INTERDIVISIONAL MTG
	02.01.2022	ZONING REVIEW
	03.24.2022	PACKAGING MEETING
	05.09.2022	PACKAGING REVIEW
	04.26.2023	PACKAGING MEETING
	05.06.2023	ULURP DRAWINGS
	09.15.2023	ULURP DRAWINGS



MA PROJECT NO.2111
341 10TH ST - STELLAR

COVER PAGE & DRAWING LIST



DRAWING #: **U-000.00**

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Z:\PROJECTS\2111 - STELLAR 10TH AVE\09-CONTRACT DOCS\00-SHEETS\U-000.00 COVER PAGE & DRAWING LIST.DWG

SAVE BLOCK

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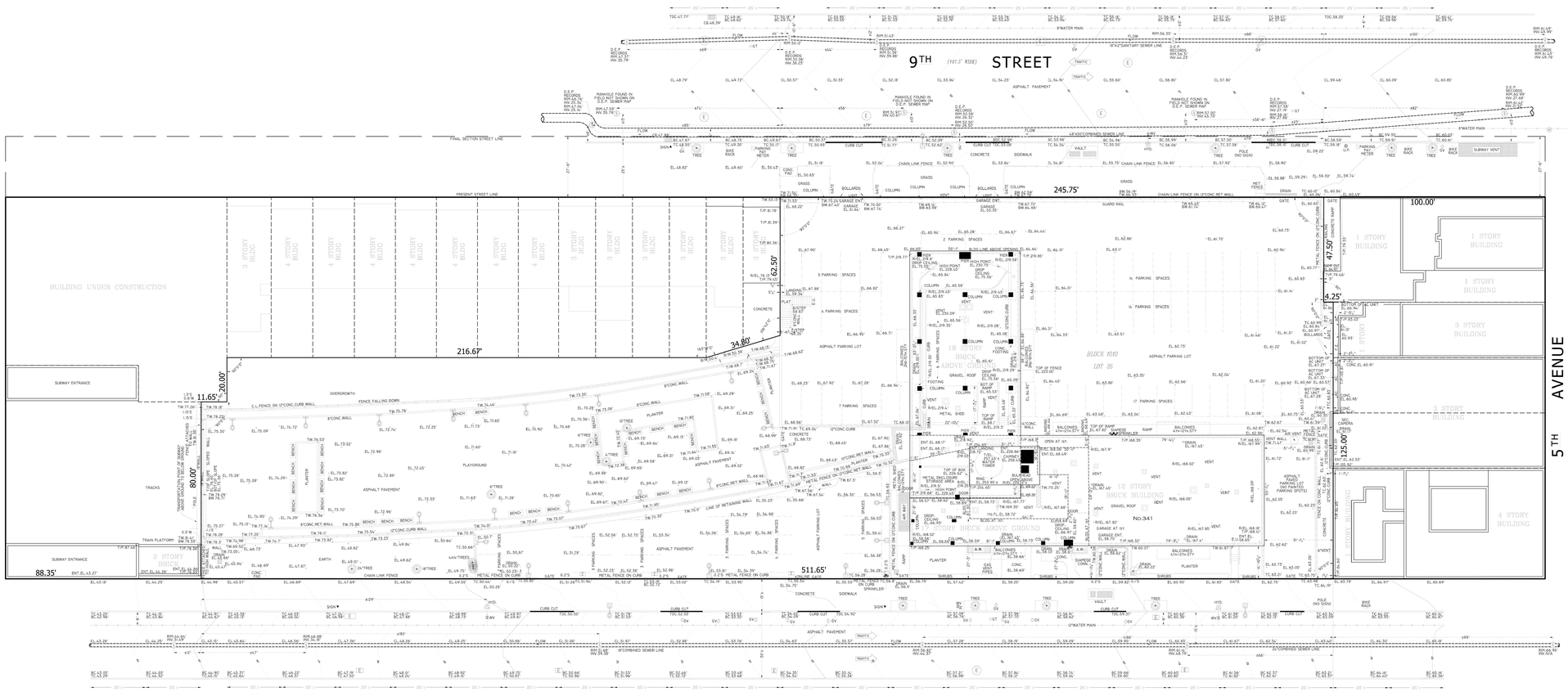
TREE PIT	HYDRANT	WATER VALVE	CATCH BASIN	LIGHT POST	WATER MANHOLE	TELEPHONE MANHOLE	EL. ELEVATION	BC-EL ON BOTTOM OF CURB	LG-LEGAL GRADE	CD-CELLAR DOOR	ENT. ENTRANCE	C.L. CLEAR	— LEGEND —	ADDRESS: 341 10TH. STREET BROOKLYN, N.Y.
ELECTRIC BOX	UTILITY POLE	TRAFFIC SIGN	GAS VALVE	PARKING METER	ELECTRIC MANHOLE	SEWER MANHOLE	TC-EL ON TOP OF CURB	CL-EL ON CENTER OF ROAD	LA. LOW AREA	FE-FIRE ESCAPE	RT. RIGHT ON LINE	N.T.S. NOT TO SCALE		



DATE	DESCRIPTION
MAY 6, 2021	ARCHITECTURAL SURVEY
JUNE 17, 2021	ADD CONTOUR LINES

BLOCK 1010
LOT 26
SECTION .....
COUNTY ..... KINGS
DWG BY ..... A.G.
CHKD BY ..... J.A.

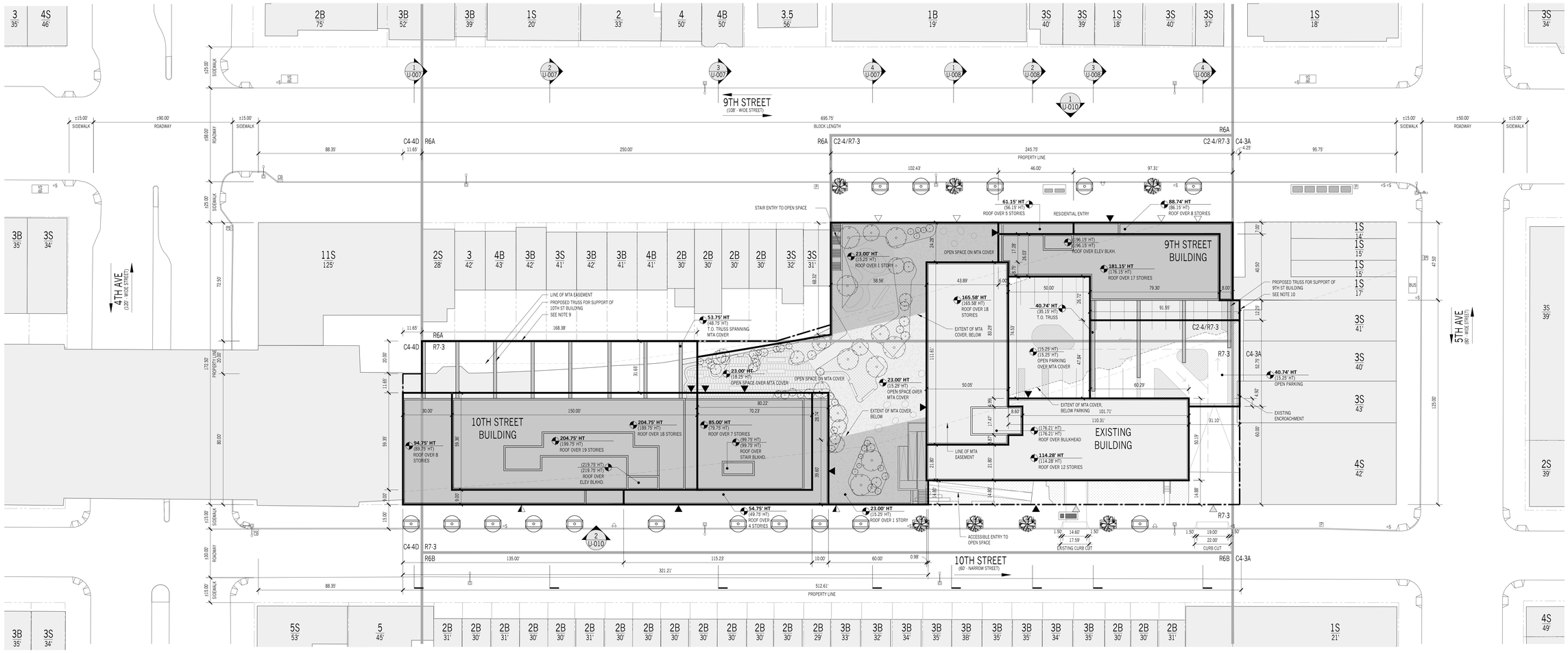
NOTE:
Unauthorized alterations or additions to this survey is a violation of section 7209 of the New York State education law. Copies of this survey map not bearing the land surveyor's inked seal or embossed seal shall not be considered to be a valid true copy. Guarantees or certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Guarantees or certification are not transferable to additional institutions or subsequent owners.

* All elevations refer to North America Vertical Datum of 1988 (NAVD 88 Datum)

SCALE: 1"= 20'

STATE OF NEW YORK
PRESENT TENDONGO
LICENSED LAND SURVEYOR
No. 3207

MERIDIAN LAYOUT INC
3280 SUNRISE HWY, SUITE 341
WANTAGH, NY 11793
TEL. 516-787-3299



1 SITE PLAN - PROPOSED
1" = 22'-6"

0 11.25' 22.5' 45' 90'
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

LEGEND

GENERAL

- R6A / R7-3 ZONING DISTRICT
- EXISTING BUILDING/MTA COVER TO REMAIN
- PROPOSED BUILDING
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- EXTENT OF MTA COVER
- MTA EASEMENT
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- DEVELOPMENT ENVELOPE HEIGHT (ILLUSTRATIVE BUILDING HEIGHT)

SITE PLAN

- 5 # STORIES
- 4B # STORIES W/ BASEMENT
- 3S # STORIES W/ STORE
- 35' BUILDING HEIGHT
- RESIDENTIAL ACCESS POINT
- COMMUNITY ACCESS POINT
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- EXISTING FIRE HYDRANT
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- ROAD DIRECTION
- EXISTING STREET TREE TO REMAIN
- PROPOSED NEW STREET TREE
- EXISTING BUS STOP
- EXISTING POST
- EXISTING CATCH BASIN

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3. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
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6. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
7. THE DESIGN OF THE OPEN SPACE AND LANDSCAPE AREAS DEPICTED IN THE LARGE SCALE GENERAL DEVELOPMENT, AS WELL AS ITS CONNECTION AND ADJACENCIES TO THE STREET, IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
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9. THE LOCATION, NUMBER, AND SIZE OF THE TRUSSES SHOWN IN THE REAR YARD ARE SUBJECT TO CHANGE PROVIDED THAT THE TOTAL LOT COVERAGE OF SUCH TRUSSES DOES NOT EXCEED A MAXIMUM LOT COVERAGE OF 750.00 SF.
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CITY PLANNING COMMISSION
120 BROADWAY,31ST FLOOR, NEW YORK, NY 10271-0001

SPECIAL PERMITS
C 230339 ZSK
ZR 74-743(a)(2)
C 230340 ZSK
ZR 74-532
CPC APPROVED: 03/06/2024 (CAL. Nos. 9 & 10)
CC APPROVED: 04/18/2024 (RES. Nos. 0386 & 0387)
SUBJECT TO VERIFICATION BY THE BUREAU OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.



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KEY PLAN-NTS

MA PROJECT NO.2111
341 10TH ST - STELLAR

LSGD SITE PLAN

REGISTERED ARCHITECT JONATHAN JOSH MARVEL STATE OF NEW YORK 021551

DRAWING #: **U-002.00**
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SAVE 09.26.2023

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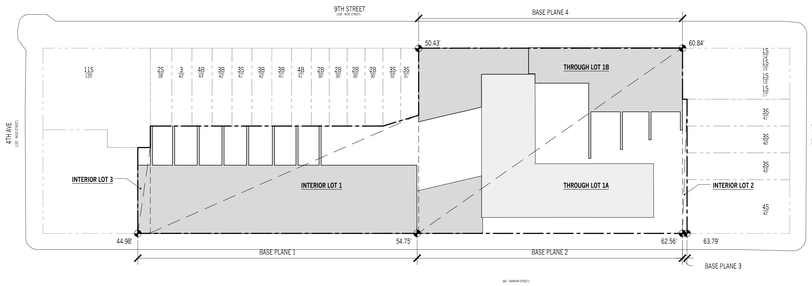
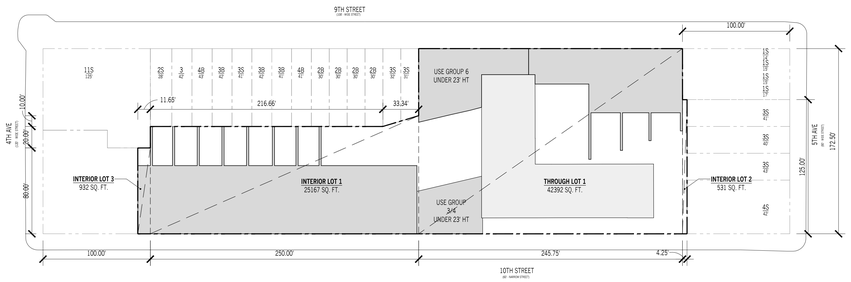


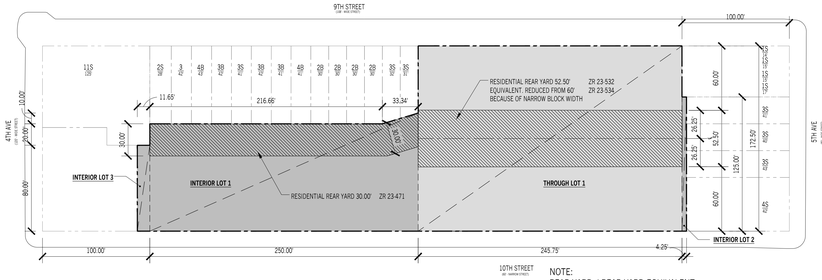
BASE PLANE CALCULATIONS					
	Base Plane 1	Base Plane 2	Base Plane 3	Base Plane 4	AVERAGE
Spot Elevation 1	44.98'	54.75'	62.56'	50.43'	
Spot Elevation 2	54.75'	62.56'	63.79'	60.84'	
Base Plane	49.87'	58.66'	63.18'	55.64'	
Building Lot Coverage Area	17,399 SF	10,614 SF	0 SF	8,645 SF	
Percent of Lot Coverage	47.46%	28.95%	0.00%	23.58%	
Base Plane Multiplied by Lot Coverage	**23.67'**	**16.98'**	**0.00'**	**13.12'**	**53.77'**

3 BASE PLANE DIAGRAM
1" = 50'-0"



Lot Coverage Calculation					
Zoning Lot (Total Size = 69,022	**Exist Lot Size**	**Lot Coverage (SF)**	**Lot Coverage (%)**	**Max Coverage**	**Compliance**
Interior Lot 1	25,167 SF	16,353 SF	65%	65%	Complies
Through Lot 1	42,392 SF	19,436 SF	46%	65%	Complies
Interior Lot 2 (Within 100' of Corner)	531 SF	0 SF	0%	100%	Complies
Interior Lot 3 (Within 100' of Corner)	932 SF	768 SF	82%	100%	Complies

2 LOT COVERAGE DIAGRAM
1" = 50'-0"



NOTE:
REAR YARD / REAR YARD EQUIVALENT
AT LOWEST STORY CONTAINING
DWELLINGS (2ND FLOOR) AND ABOVE

1 REQUIRED YARD ANALYSIS
1" = 50'-0"

ZONING CHART

Block/Lot(s)	1010/26
Address	341 10th Street, Brooklyn
Zoning Map No.	16d
Zoning District	R7-3, C2-4/R7-3
Zoning District Areas	R7-3 51,098 SF; C2-4/R7-3 17,923 SF
Total Lot Area	69,022 SF
Community District	6

ZR	Item/Description	Required/Permitted		Proposed				Comments	
			Existing to Remain	R7-3, C2-4/R7-3			Total	Compliance	Notes
		R7-3, R7-3/C2-4		9th Street	10th Street	Combined			25 foot rule used to include existing R6A, C4-3A, C4-4D portions of lot into R7-3, R7-3/C2-4 districts.
USE									
22-10/123-20/42-10/32-10/123-20	**USE GROUPS**	1-9, 14	2	2, 3, 4, 6C				Complies	
BULK									
	FAR								
23-154(d)(2)(III)	Residential	6.00	2.38	1.01	2.39	3.40	5.78	Complies	
33-121	Commercial	2.00	-	0.09	0.00	0.09	0.09	Complies	
24-11	Community Facility	6.50	-	0.00	0.06	0.06	0.06	Complies	
	Total						**5.93**	Complies	
	FLOOR AREA								
23-154(d)(2)(III)	Residential	414,132 SF	164,180 SF	69,888 SF	164,465 SF	234,353 SF	398,533 SF	Complies	
33-121	Commercial	35,846 SF	-	6,485 SF	0 SF	6,485 SF	6,485 SF	Complies	
24-11	Community Facility	448,643 SF	-	0 SF	4,458 SF	4,458 SF	4,458 SF	Complies	
	Max. Total	**448,643 SF**	**164,180 SF**	76,373 SF	168,923 SF	245,296 SF	**409,476 SF**	Complies	
23-153	**LOT COVERAGE & DENSITY**								
	Lot Coverage								
		Residential							
	Interior Lot 1	65% 16,359 SF	-	64.98% (16,353 SF)			64.98% (16,353 SF)	Complies	
	Through Lot 1	65% 42,392 SF	28.73% (12,180 SF)	17.12% (7,256 SF)			45.85% (19,436 SF)	Complies	
	Interior Lot 2 (Within 100' of Corner)	100% 531 SF	-	0% (0 SF)			25%	Complies	
	Interior Lot 3 (Within 100' of Corner)	100% 932 SF	-	82.40% (768 SF)			82.40% (768 SF)	Complies	
23-22	**Density**								
	Max Number of Dwelling Units Factor	680							
	Max Number of Dwelling Units	609	154	0	305		459	Complies	
	YARDS								
23-462	Front Yards	None Required		None Provided				Complies	
35-52	Side Yards	None or 8'		None Provided				Complies	
23-471	Rear Yards	Corner Lot: None required		None Provided				Complies	
23-47		Interior Lot: 30' req	MTA tunnel is pre-existing non-compliance.	30' rear yard provided with portions of above grade MTA tunnel to remain. **Structural trusses and building that straddle MTA tunnel are a new non-compliance.**				**Not Compliant**	**10th Street Building Waiver Requested ZR 74-743**
23-471		Through Lot: 60' rear yard equivalent midway or within 10' of midway, between the two street lines. Existing reduced from 60' to 52.5' because of narrow block	**Existing building in RYE is a new non-compliance.**	53' rear yard equivalent provided between 9th Streetbuilding and existing 10th Street building. **Structural trusses and building that straddle MTA tunnel are a new non-compliance.**				**Not Compliant**	**9th Street Building Waiver Requested ZR 74-743**
23-532									
23-534									
	HEIGHT AND SETBACKS								
23-66/12-664	Base Height	40'-0"Min./85'-0"Max. MIH		**88.74'**	**94.75'**			**Not Compliant**	**10th Street Building Waiver Requested ZR 74-743**
23-664	Building Height	185'-0" Max.		181.15' (201.15' Bulkhead)	**204.75' (224.75' Bulkhead)**			**Not Compliant**	
	Number of Stories	18		17	**19**			**Not Compliant**	
	Setback - 9th Street (108' - Wide Street)	10'-0" Min. Req.		-	**7'**			**Not Compliant**	**10th Street Building Waiver Requested ZR 74-743**
	Setback - 10th Street (60' - Narrow Street)	15'-0" Min. Req.		**9'**	-			**Not Compliant**	**Existing Building & 9th Street Building Waiver Requested ZR 74-743**
	PARKING								
25-23 **25-251**	Residential	Non-IH: 50% of (Total DUs - Affordable DUs)	Required (154 units x 50%)=77; Provided=39	Required (0 units x 50%)=0 Provided=0	Required ((205 units - 11 Affordable Dus) x 50%)=97 Provided=0	Required = 97 Provided = 0	Required = 174 Provided = 39	Not compliant	**Waiver Requested to reduce the required parking for existing units from 77 to 39 spaces and waive 100% of required parkng spaces for new units pursuant to ZR 74-532.**
		Income restricted: 0 (Transit Zone; 9th Street: 100% of DUs; 10th Street: 11 DUs)		100 Units, Required=0	11 Units, Required = 0			Complies	
	Community Facility	UG 3,4 None req.		-	-			Complies	
	Commercial	1 per 7,500 Waived if < 15 spaces		Required=(0/7,500)=0 Provided=0	Required=(6,485sf/7,500)=. 86 Provided=0			Complies	
26-41	**STREET TREES**								
	1 tree per 25' of frontage			9th Street=259.75' / 25'= 10			8 trees	Complies	* 7 trees to be planted offsite or owner to contribute to DPR funds pursuant to ZR 26-41
				10th Street=511.67' / 25'= 20			15 trees	Complies	
				30 trees required			**23 trees***	Complies	

ZONING FLOOR AREA BY BUILDING				
BUILDING	**RESIDENTIAL USE**	**COMMERCIAL USE**	**COMMUNITY FACILITY USE**	**TOTAL**
Existing	164,180 SF	0 SF	0 SF	164,180 SF
10th Street Building	164,465 SF	0 SF	4,458 SF	168,923 SF
9th Street Building	69,888 SF	6,485 SF	0 SF	76,373 SF
Totals	**398,533 SF**	**6,485 SF**	**4,458 SF**	**409,476 SF**

Large scale general development plan limits zoning floor area for the development site. Permitted uses may shift within and between buildings. Floor area allocations by use are illustrative, but in no event shall residential floor area exceed 414,132 SF, commercial floor area exceed 7,500 SF, community facility floor area exceed 5,500 SF, or total floor area exceed 414,132 SF.

LIST OF REQUIRED ACTIONS	
1	**Zoning Map Amendment** Zoning map amendment to (I) rezone R6A to C2-4/R7-3 and (II) rezone R6B to R7-3.
2	**Zoning Text Amendment** Zoning text amendment to (I) create generally applicable R7-3 district and (II) designate a MIH area.
3	**Zoning Text Amendment** Zoning text amendment to (I) expand the geographic applicability of an R7-3 zoning district encompassing the Project Area.
4	**Large Scale General Development Special Permit (ZR 74-743)** LSGD special permit to modify: **A. Height & Setback** regulations of Section 26-66 of the Zoning Resolution; and **B. The Rear Yard** requirements of Sections 23-47 & 23-532 of the Zoning Resolution
5	**Special Permits** Special permit pursuant to Section 74-532 of the Zoning Resolution to reduce the required parking for an existing residential development from 77 spaces to 39 spaces and to waive all required parking for the new development.



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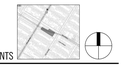
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REGISTERED ARCHITECT GIOVANNI JOVA MARVEL 021551 STATE OF NEW YORK

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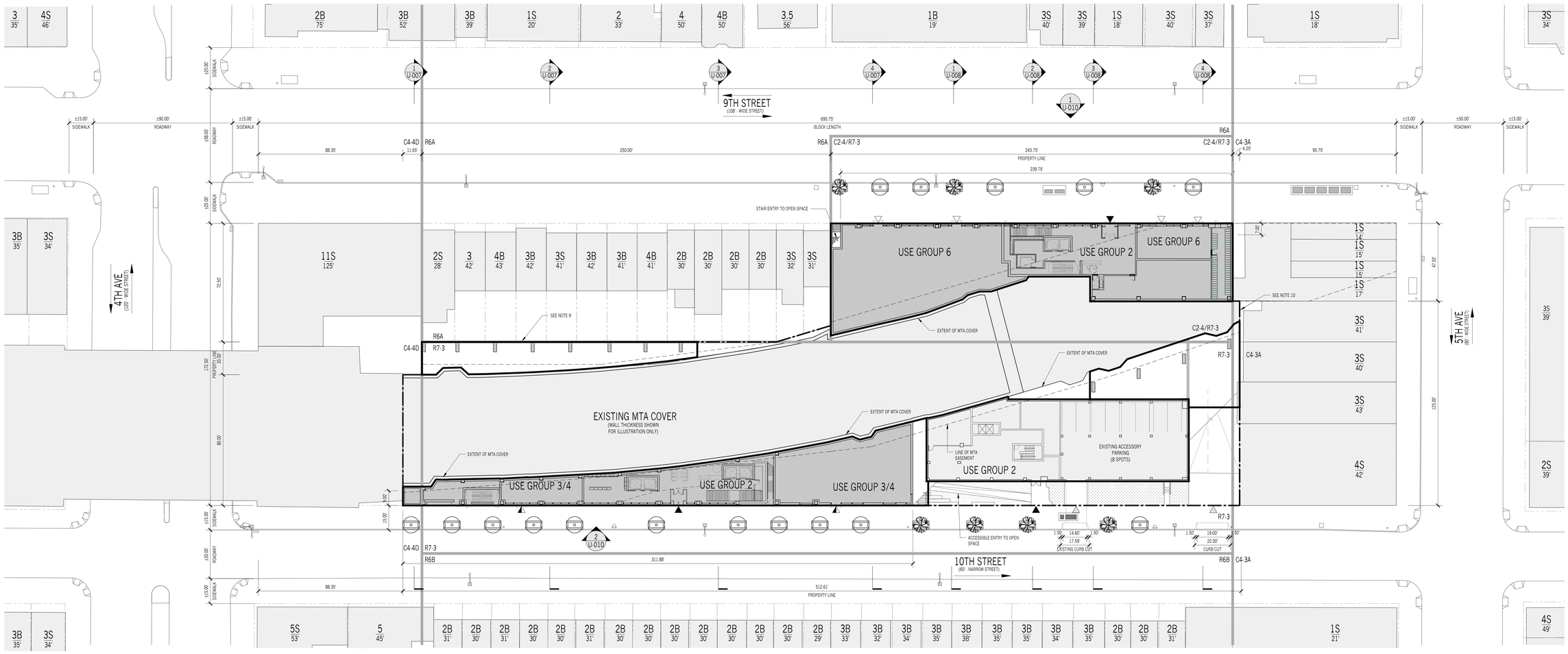

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341 10th Street

Marvel Architects
145 HUDSON ST, FL 3 NEW YORK, NY 10013 212.616.0420

OWNER/CLIENT 341 STELLAR LLC C/O STELLAR MANAGEMENT
60 W 39TH STREET
NEW YORK, NY 10001
CODE CONSULTING
EXPEDITING

REV.	MM.DD.YYYY	DESCRIPTION
	08.27.2021	PAS SUBMISSION
	10.13.2021	INTERDIVISIONAL MTG
	02.01.2022	ZONING REVIEW
	03.24.2022	PACKAGING MEETING
	05.09.2022	PACKAGING REVIEW
	04.26.2023	PACKAGING MEETING
	05.06.2023	ULURP DRAWINGS
	09.15.2023	ULURP DRAWINGS

KEY PLAN:NTS

MA PROJECT NO.2111
341 10TH ST - STELLAR

ILLUSTRATIVE PLAN - GROUND FLOOR

REGISTERED ARCHITECT
JONATHAN JOVA MARVEL
DE1551
STATE OF NEW YORK

DRAWING #: **U-004.00**
____ of ____

SAVE: 09.06.2023

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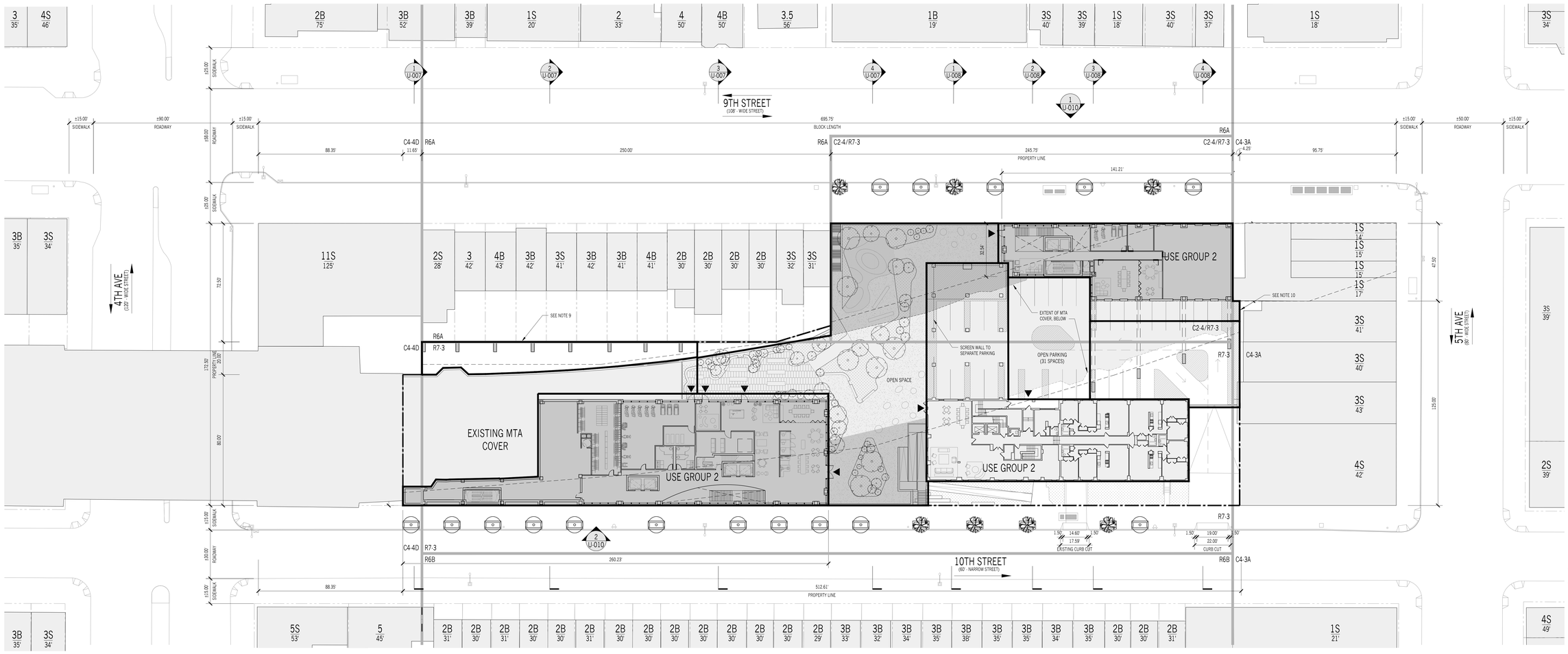
Z:\PROJECTS\2111 - STELLAR\ 10TH AVE\09-CONTRACT DOCS\00-SHEETS\U-004.00 ILLUSTRATIVE PLAN - GROUND FLOOR.DWG



1 ILLUSTRATED FLOOR PLAN - 2ND FLOOR
1" = 22'-6"

0 11.25' 22.5' 45' 90'
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

LEGEND

GENERAL

- R6A / R7-3 ZONING DISTRICT
- EXISTING BUILDING/MTA COVER TO REMAIN
- PROPOSED BUILDING
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- EXTENT OF MTA COVER
- MTA EASEMENT
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- DEVELOPMENT ENVELOPE HEIGHT. (ILLUSTRATIVE BUILDING HEIGHT)

SITE PLAN

- 5 # STORIES
- 4B # STORIES W/ BASEMENT
- 3S # STORIES W/ STORE
- 35' BUILDING HEIGHT
- RESIDENTIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- COMMERCIAL ACCESS POINT
- VEHICULAR ACCESS POINT
- EXISTING FIRE HYDRANT
- STREET LAMP
- STREET LAMP WITH TRAFFIC LIGHT
- EXISTING SIGN
- EXISTING STREET VENT GRILLE
- ROAD DIRECTION
- EXISTING STREET TREE TO REMAIN
- PROPOSED NEW STREET TREE
- BUS EXISTING BUS STOP
- P EXISTING POST
- CB EXISTING CATCH BASIN

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS ONLY. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES IS FOR ILLUSTRATIVE PURPOSES ONLY.
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KEY PLAN:NTS

MA PROJECT NO.2111
341 10TH ST - STELLAR

ILLUSTRATIVE PLAN - 2ND FLOOR

REGISTERED ARCHITECT
JONATHAN JOVA MARVEL
029551
STATE OF NEW YORK

DRAWING #: **U-005.00**
___ of ___

SAVE 09.06.2023

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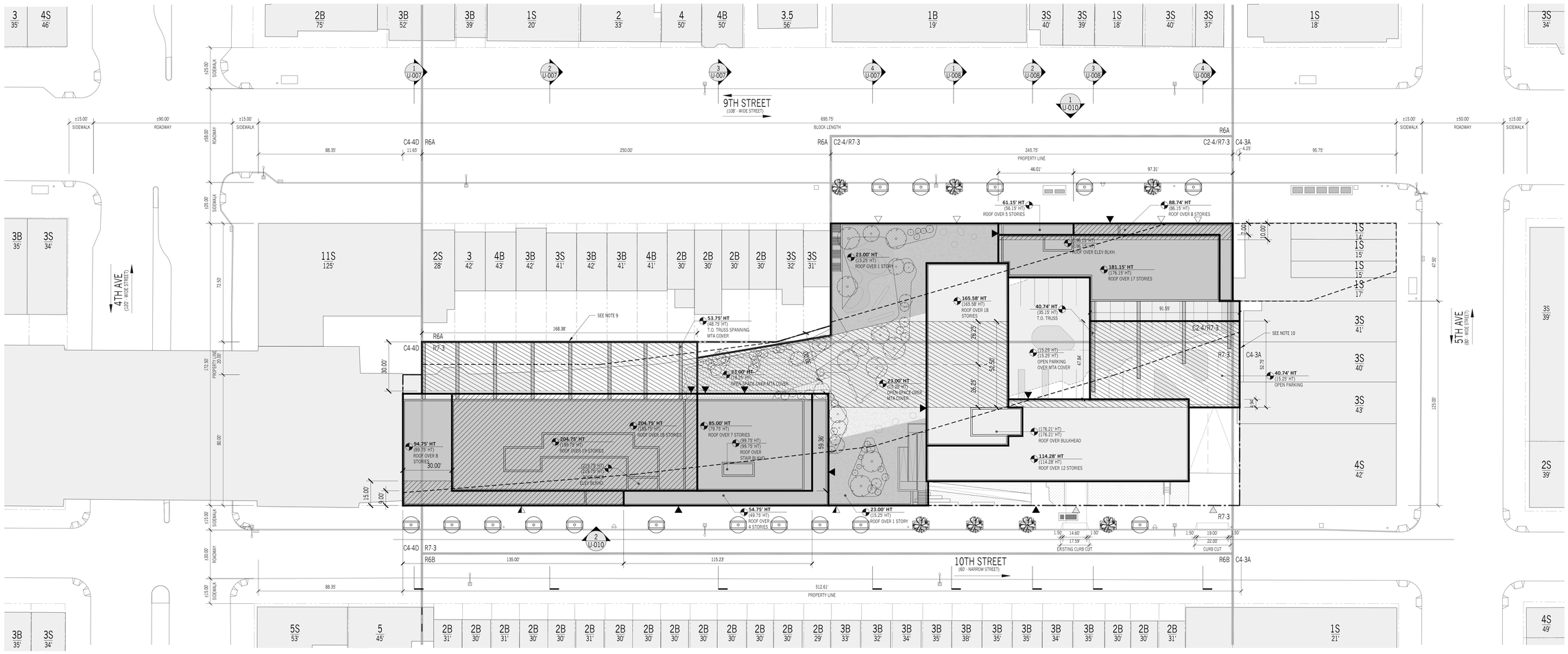
Z:\PROJECTS\2111 - STELLAR\ 10TH AVE\09-CONTRACT DOCS\00-SHEETS\U-005.00 FLOOR PLANS - 2ND FLOOR.DWG



1 WAIVER PLAN
1" = 22'-6"

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GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

LEGEND

GENERAL

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- EXISTING STREET TREE TO REMAIN
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- BUS EXISTING BUS STOP
- P EXISTING POST
- CB EXISTING CATCH BASIN

ZONING WAIVER

- HEIGHT AND SETBACK WAIVERS (NEW) PURSUANT TO ZR 74-743.
- EXISTING LEGAL NON-COMPLYING HEIGHT & SETBACK AREAS
- YARD WAIVERS (NEW) PURSUANT TO ZR 23-532.
- EXISTING LEGAL NON-COMPLYING YARDS

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

C 230339 ZSK
SPECIAL PERMITS
ZR 74-743(a)(2)

CPC APPROVED: 03/06/2024 (CAL. No. 9)
CC APPROVED: 04/18/2024 (RES. No. 0386)

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



341 10th Street

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NEW YORK, NY 10001
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	10.02.2023	ULURP DRAWINGS

KEY PLAN:NTS

MA PROJECT NO.2111
341 10TH ST - STELLAR

ZONING DIAGRAMS - WAIVER PLAN

REGISTERED ARCHITECT
JONATHAN JOSHUA MARVEL
DE1551
STATE OF NEW YORK

DRAWING #: **U-006.00**
____ of ____

DATE 10.06.2023

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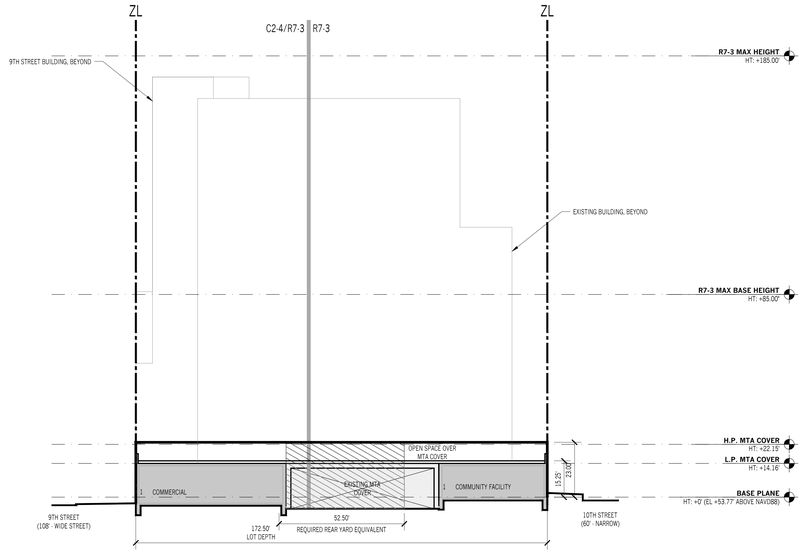
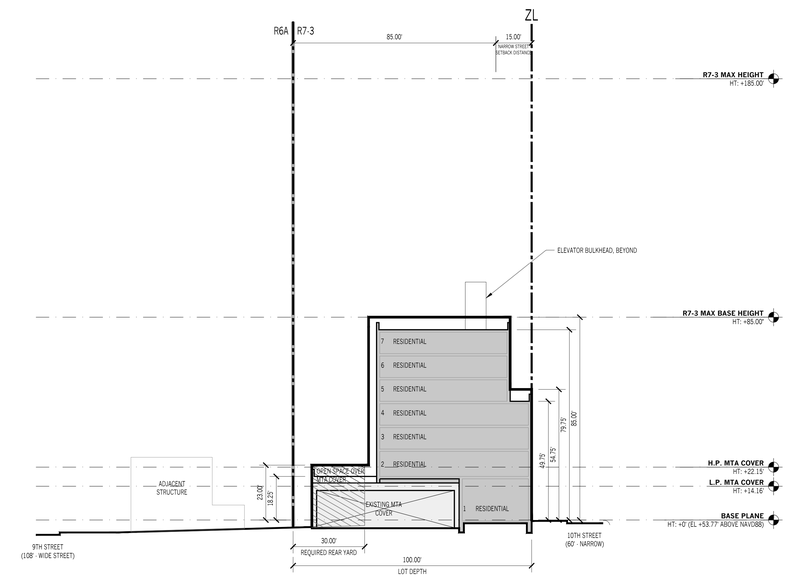
Z:\PROJECTS\2111 - STELLAR\ 10TH AVE\09-CONTRACT DOCS\00-SHEETS\U-006.00 ZONING DIAGRAMS - WAIVER PLAN.DWG



4 SECTION - 10TH STREET BUILDING - EAST
1" = 22'-6"

0 11.25' 22.5' 45' 90'
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



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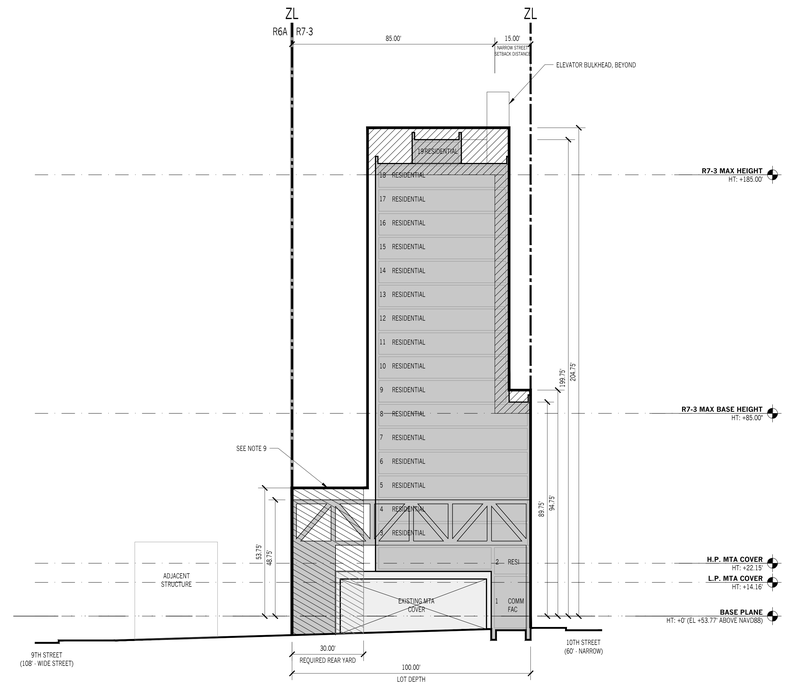
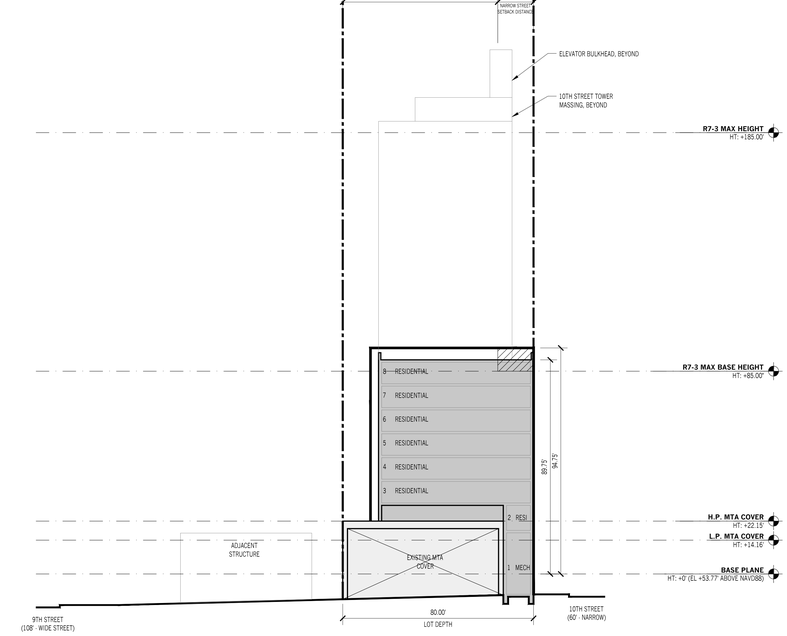


2 SECTION - 9TH & 10TH STREET BUILDING - EAST
1" = 22'-6"

0 11.25' 22.5' 45' 90'
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



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LEGEND

GENERAL

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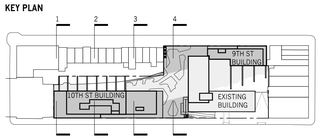
- EXISTING BUILDING/MTA COVER TO REMAIN
- PROPOSED BUILDING
- ZONING LOT LINE (ZL)
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- **ELEVATION DATUM** DATUM HEIGHT

ZONING WAIVER

- HEIGHT AND SETBACK WAIVERS (NEW) PURSUANT TO ZR 74-743.
- EXISTING LEGAL NON-COMPLYING HEIGHT & SETBACK AREAS
- YARD WAIVERS (NEW) PURSUANT TO ZR 23-532.
- EXISTING LEGAL NON-COMPLYING YARDS

KEY PLAN



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

C 230339 ZSK
SPECIAL PERMITS
ZR 74-743(a)(2)
CPC APPROVED: 03/06/2024 (CAL. No. 9)
CC APPROVED: 04/18/2024 (RES. No. 0386)

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



341 10th Street

Marvel Architects
145 HUDSON ST, FL 3 NEW YORK, NY 10013 212.616.0420

OWNER/CLIENT 341 STELLAR LLC C/O STELLAR MANAGEMENT
68 W 39TH STREET
NEW YORK, NY 10001
CODE CONSULTING
EXPEDITING

REV.	MM.DD.YYYY	DESCRIPTION
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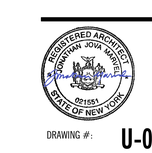
KEY PLAN:NTS

MA PROJECT NO.2111
341 10TH ST - STELLAR

ZONING SECTIONS I



DRAWING #: **U-007.00**
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DATE 10.06.2023

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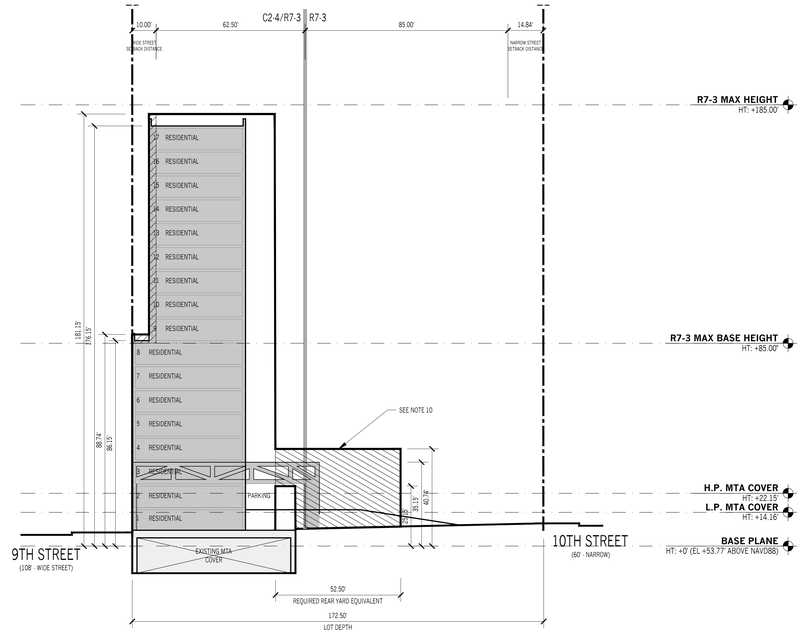
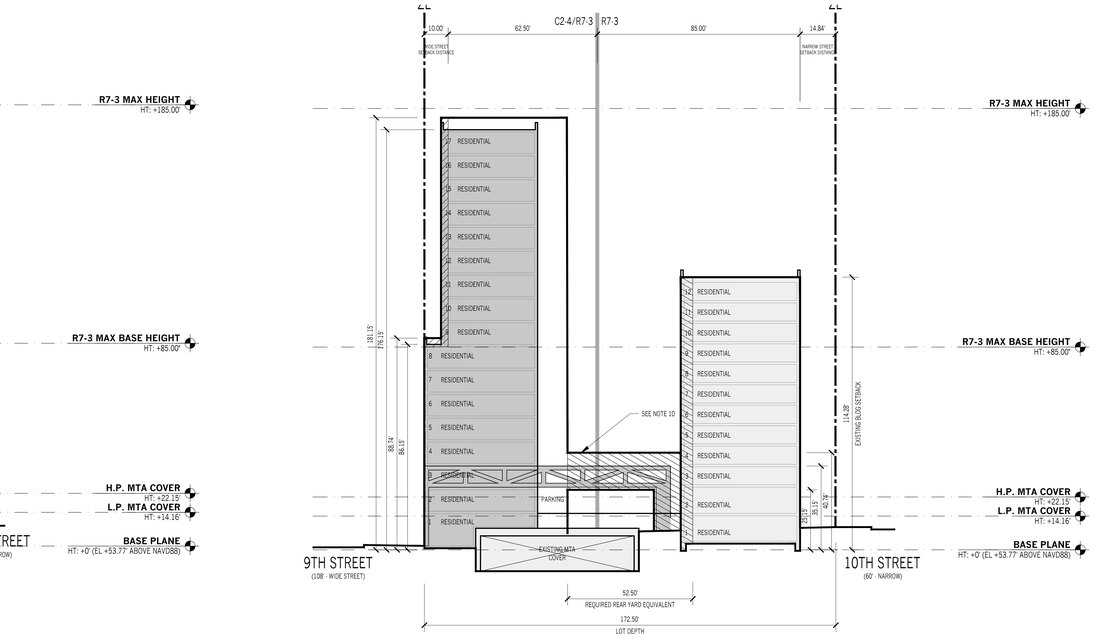
Z:\PROJECTS\2111 - STELLAR\ 10TH AVE\09-CONTRACT DOCS\00-SHEETS\U-007.00 ZONING SECTIONS I.DWG

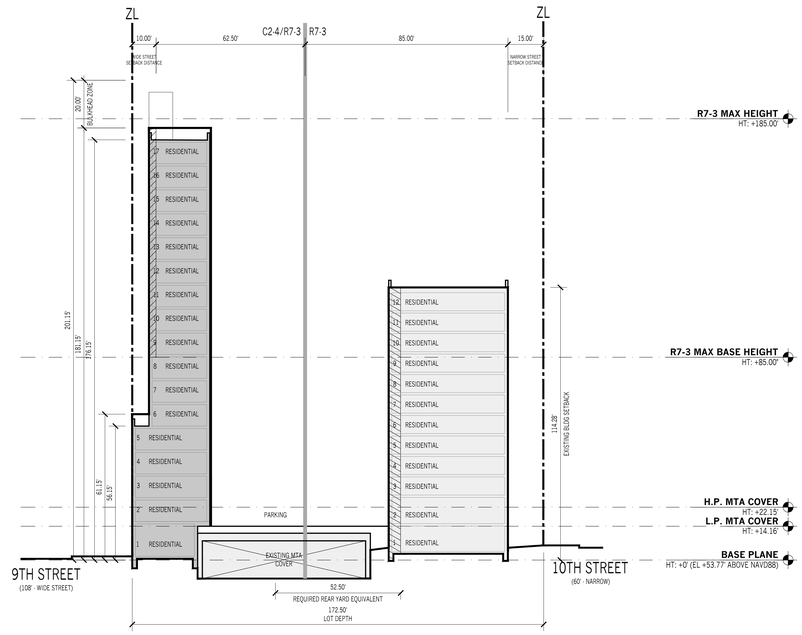


4 SECTION - 9TH STREET BUILDING - EAST
1" = 22'-6"



3 SECTION - 9TH STREET BUILDING & EXISTING 10TH STREET BUILDING - EAST
1" = 22'-6"

0 11.25' 22.5' 45' 90'
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



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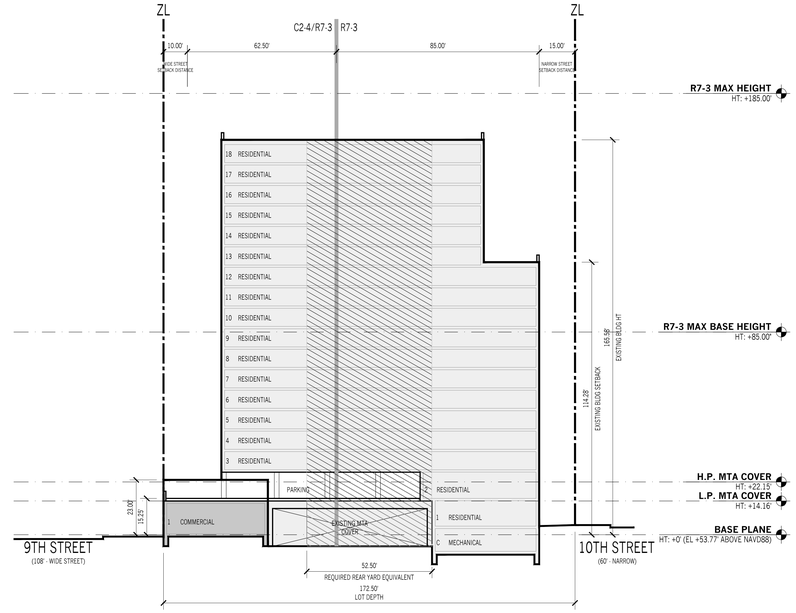

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LEGEND

GENERAL

R6A / R7-3 ZONING DISTRICT

EXISTING BUILDING/MTA COVER TO REMAIN

PROPOSED BUILDING

ZONING LOT LINE (ZL)

ZONING DISTRICT BOUNDARY

ILLUSTRATIVE BUILDING LINE

PROPOSED MAXIMUM BUILDING ENVELOPE

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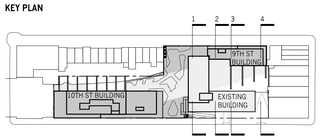

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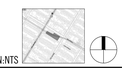
	05.06.2023	ULURP DRAWINGS
	09.15.2023	ULURP DRAWINGS


KEY PLAN:NTS

MA PROJECT NO.2111

341 10TH ST - STELLAR

ZONING SECTIONS II

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

C 230339 ZSK
SPECIAL PERMITS
ZR 74-743(a)(2)

CPC APPROVED: 03/06/2024 (CAL. No. 9)
CC APPROVED: 04/18/2024 (RES. No. 0386)

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

REGISTERED ARCHITECT
JONATHAN JOVA MARVEL
001551
STATE OF NEW YORK

DRAWING #: **U-008.00**

____ of ____

Z:\PROJECTS\2111 - STELLAR 10TH AVE\09-CONTRACT DOCS\00-SHEETS\U-008.00 ZONING SECTIONS II.DWG

SAVE: 09.06.2023

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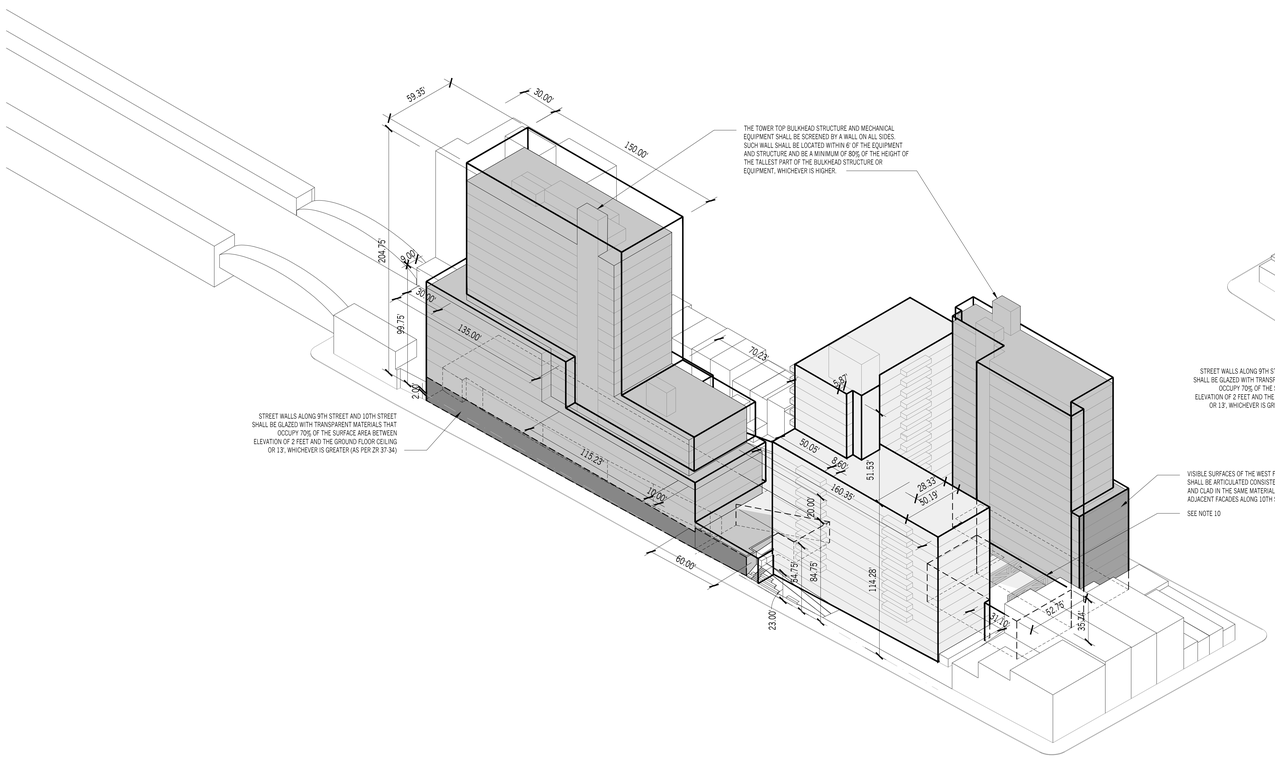
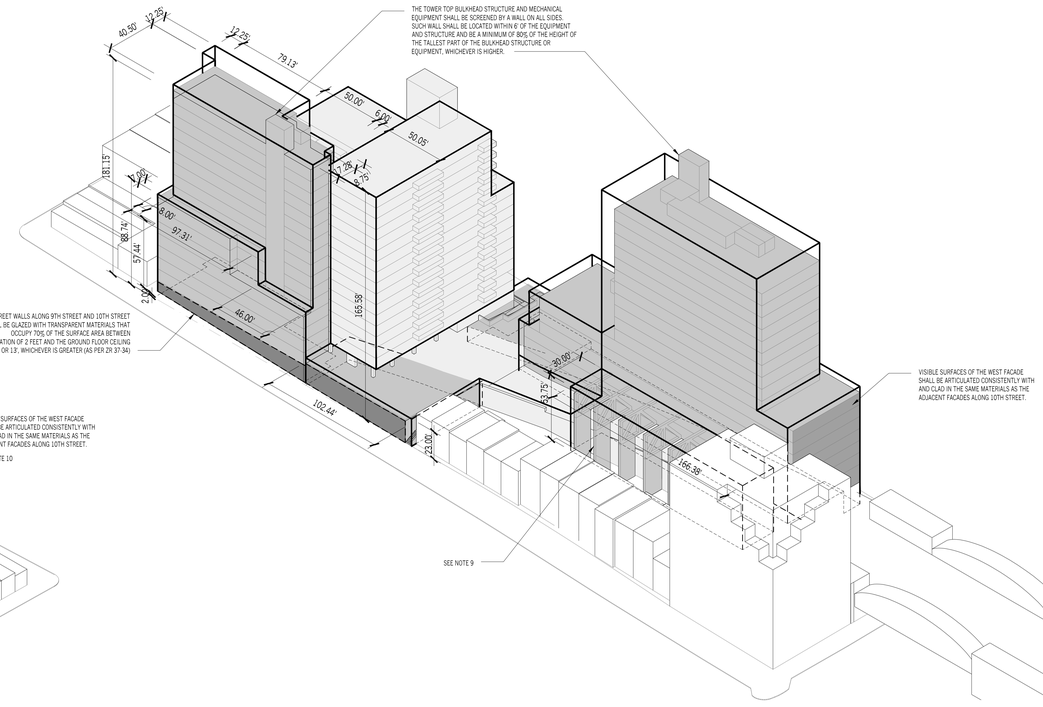


2 AXONOMETRIC VIEW - SOUTHEAST CORNER
1" = 50'-0"

0 22.5' 45' 90' 180'
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



1 AXONOMETRIC VIEW - NORTHWEST CORNER
1" = 50'-0"

0 22.5' 45' 90' 180'
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS ONLY. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
3. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
4. INTERIOR PARTITIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
5. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION ZR 26-41. THE FINAL LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY. TREES NOT LOCATED BUT REQUIRED BY ZONING RESOLUTION ZR26-41 WILL BE PLANTED OFFSITE OR OWNER WILL CONTRIBUTE TO DPR FUNDS.
6. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
7. THE DESIGN OF THE OPEN SPACE AND LANDSCAPE AREAS DEPICTED IN THE LARGE SCALE GENERAL DEVELOPMENT, AS WELL AS ITS CONNECTION AND ADJACENCIES TO THE STREET, IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
8. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
9. THE LOCATION, NUMBER, AND SIZE OF THE TRUSSES SHOWN IN THE REAR YARD ARE SUBJECT TO CHANGE PROVIDED THAT THE TOTAL LOT COVERAGE OF SUCH TRUSSES DOES NOT EXCEED A MAXIMUM LOT COVERAGE OF 750.00 SF.
10. THE LOCATION, NUMBER, AND SIZE OF THE TRUSSES SHOWN IN THE REAR YARD ARE SUBJECT TO CHANGE PROVIDED THAT THE TOTAL LOT COVERAGE OF SUCH TRUSSES DOES NOT EXCEED A MAXIMUM LOT COVERAGE OF 800.00 SF.

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

C 230339 ZSK
SPECIAL PERMITS
ZR 74-743(a)(2)

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



341 10th Street

Marvel Architects
145 HUDSON ST, FL 3 NEW YORK, NY 10013 212.616.0420

OWNER/CLIENT 341 STELLAR LLC C/O STELLAR MANAGEMENT
68 W 38TH STREET
NEW YORK, NY 10001
CODE CONSULTING
EXPEDITING

REV.	MM.DD.YYYY	DESCRIPTION
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	10.13.2021	INTERDIVISIONAL MTG
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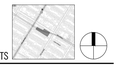
KEY PLAN:NTS

MA PROJECT NO.2111
341 10TH ST - STELLAR

ZONING DIAGRAMS - AXONOMETRICS

REGISTERED ARCHITECT
JONATHAN JOVA MARVEL
001551
STATE OF NEW YORK

DRAWING #: **U-009.00**
____ of ____

SAVED 09.06.2023

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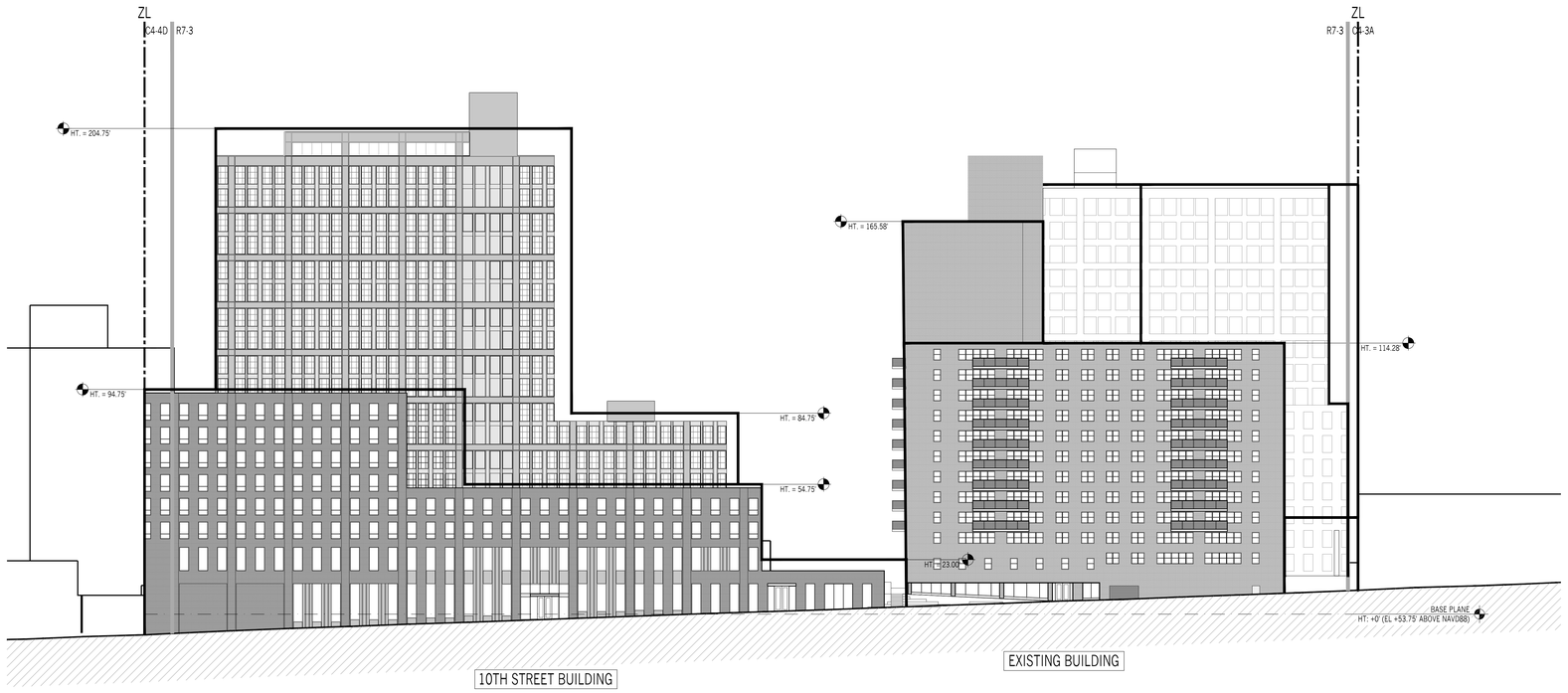
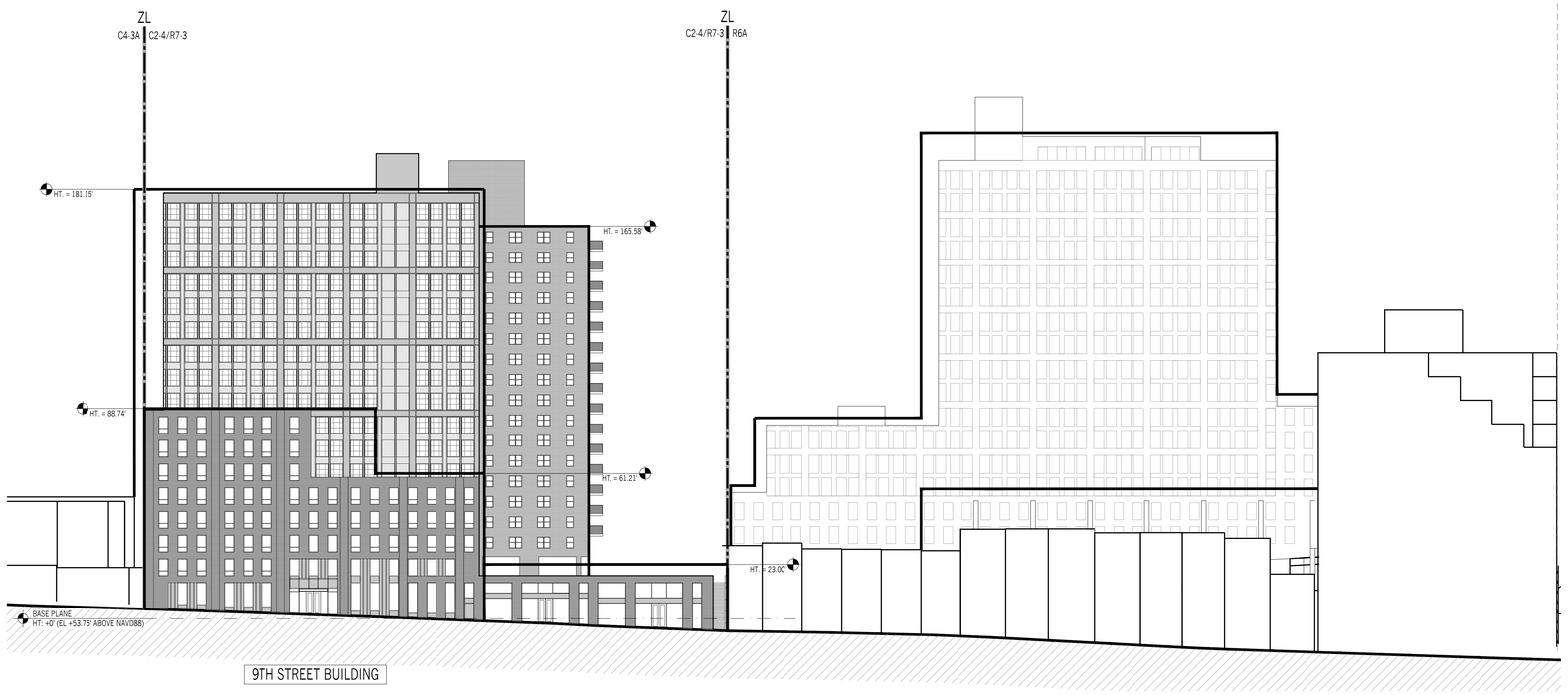
Z:\PROJECTS\2111 - STELLAR\10TH AVE\09-CONTRACT DOCS\00-SHEETS\U-009.00 ZONING DIAGRAMS - AXONOMETRICS.DWG



2 ILLUSTRATIVE ELEVATION - SOUTH ELEVATION - 10TH STREET
1" = 22'-6"

0 11.25' 22.5' 45' 90'
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



1 ILLUSTRATIVE ELEVATION - NORTH ELEVATION - 9TH STREET
1" = 22'-6"

0 11.25' 22.5' 45' 90'
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

LEGEND

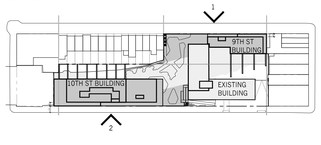
GENERAL

- R6A / R7-3 ZONING DISTRICT
- EXISTING BUILDING/MTA COVER TO REMAIN
- PROPOSED BUILDING
- ZONING LOT LINE (ZL)
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- **ELEVATION DATUM** DATUM HEIGHT

ELEVATION

- ADJUSTED BASE PLANE
- HT. = 0.00 HEIGHT RELATIVE TO ADJUSTED BASE PLANE
- EL. = 0.00 ELEVATION RELATIVE TO NAVD88
- [XX] BUILDING BUILDING IDENTIFICATION

KEY PLAN



GENERAL NOTES

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NEW YORK, NY 10001
CODE CONSULTING
EXPEDITING

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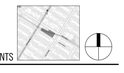
KEY PLAN-NTS

MA PROJECT NO.2111
341 10TH ST - STELLAR

ILLUSTRATIVE ELEVATIONS

REGISTERED ARCHITECT
JONATHAN JOHN MARVEL
001551
STATE OF NEW YORK

DRAWING #: **U-010.00**
___ of ___

SAVE 09.06.2023

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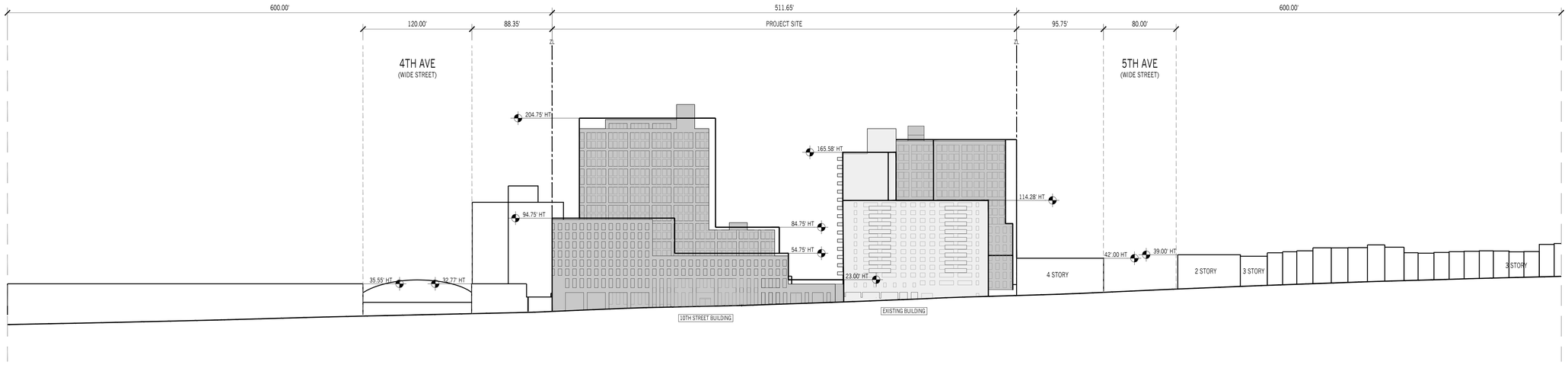
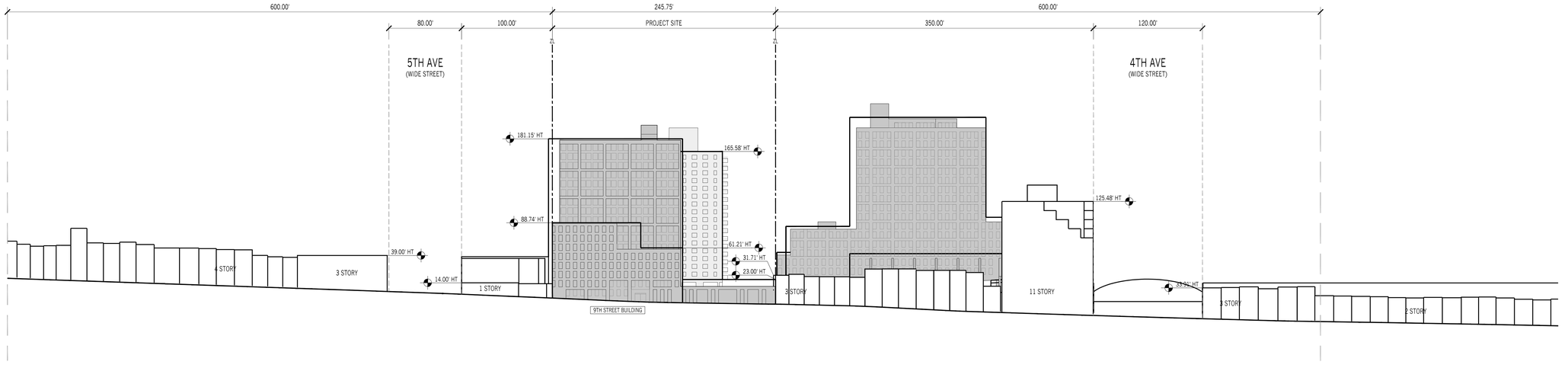
Z:\PROJECTS\2111 - STELLAR 10TH AVE-60 CONTRACT DOCS\00-SHEETS\U-010.00 ILLUSTRATIVE ELEVATIONS.DWG



2 NEIGHBORHOOD CHARACTER DIAGRAM OF NORTH SIDE OF 10TH STREET
1" = 45'-0"



1 NEIGHBORHOOD CHARACTER DIAGRAM OF SOUTH SIDE OF 9TH STREET
1" = 45'-0"

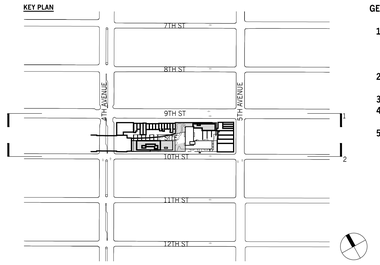
0 22.5' 45' 90' 180'
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

LEGEND

GENERAL

- R6A / R7-3 ZONING DISTRICT
- EXISTING BUILDING/MTA COVER TO REMAIN
- PROPOSED BUILDING
- ZONING LOT LINE (ZL)
- EDGE OF BLOCK
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- PROPOSED MAXIMUM BUILDING ENVELOPE OPPOSITE VIEW
- [XX] BUILDING IDENTIFICATION
- BUILDING/SETBACK HEIGHT

KEY PLAN



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145 HUDSON ST, FL 3 NEW YORK, NY 10013 212.616.0420

OWNER/CLIENT 341 STELLAR LLC C/O STELLAR MANAGEMENT
68 W 38TH STREET
NEW YORK, NY 10001
CODE CONSULTING
EXPEDITING

REV.	MM.DD.YYYY	DESCRIPTION
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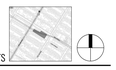

MA PROJECT NO.2111
341 10TH ST - STELLAR

NEIGHBORHOOD CHARACTER DIAGRAMS I

REGISTERED ARCHITECT
JONATHAN JOVA MARVEL
021551
STATE OF NEW YORK

DRAWING #: **U-011.00**
___ of ___

DATE 09.06.2023

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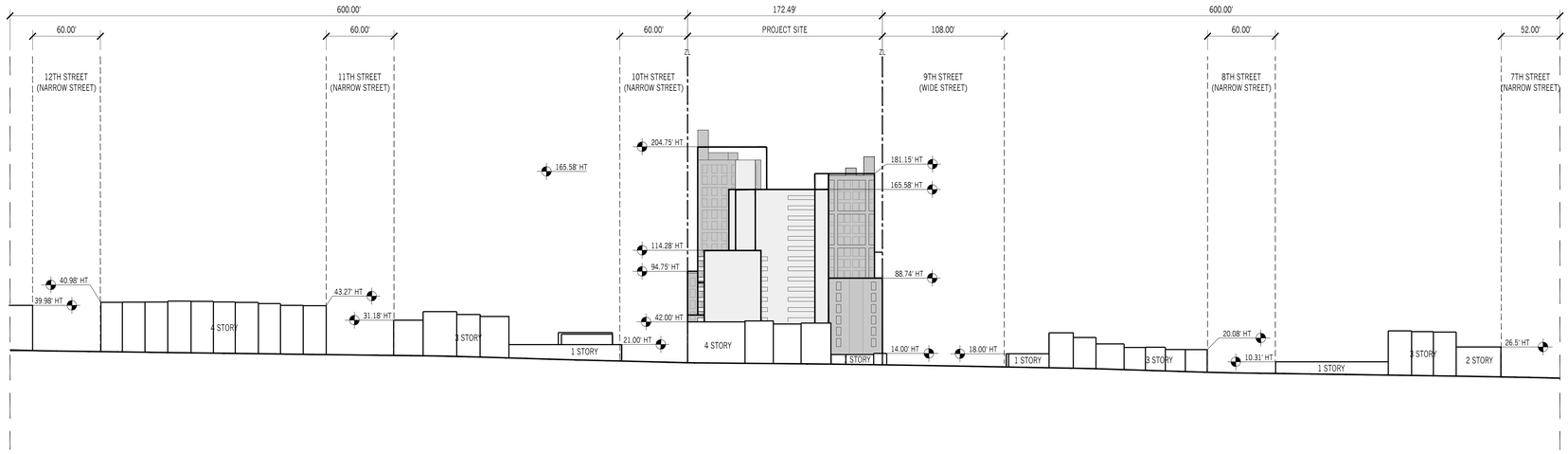
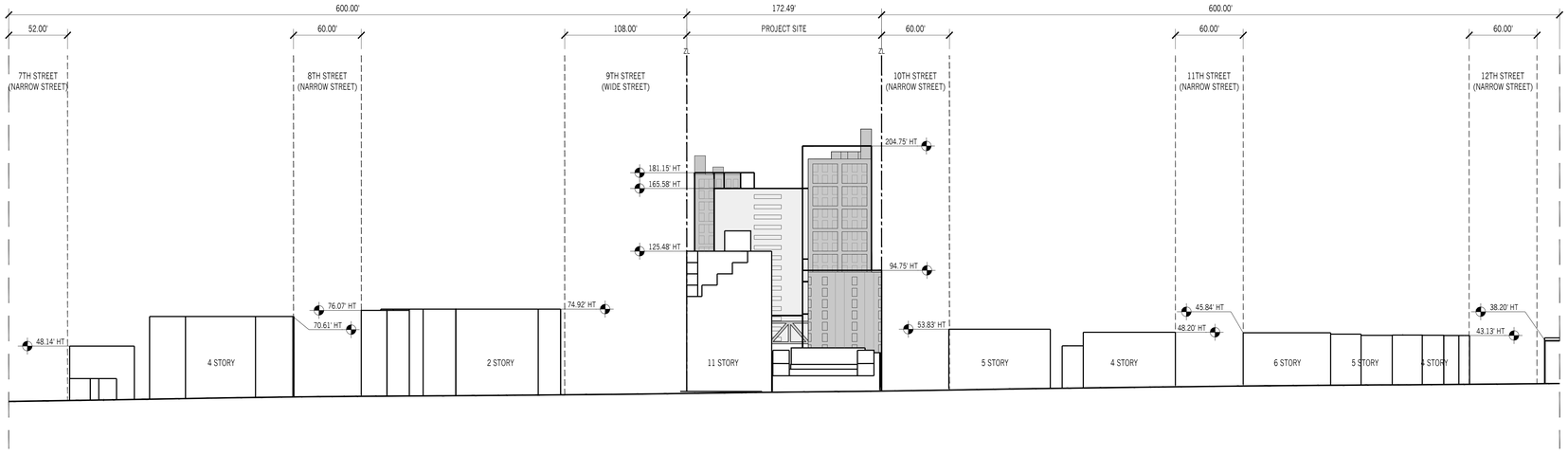
Z:\PROJECTS\2111 - STELLAR 10TH AVE\09-CONTRACT DOCS\00-SHEETS\U-009.00 NEIGHBORHOOD CHARACTER DIAGRAMS I.DWG



2 NEIGHBORHOOD CHARACTER DIAGRAM OF WEST SIDE OF 5TH AVENUE
1" = 45'-0"



1 NEIGHBORHOOD CHARACTER DIAGRAM OF EAST SIDE OF 4TH AVENUE
1" = 45'-0"

0 22.5' 45' 90' 180'
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

LEGEND

GENERAL

R6A / R7-3 ZONING DISTRICT

EXISTING BUILDING/MTA COVER TO REMAIN

PROPOSED BUILDING

ZONING LOT LINE (ZL)

EDGE OF BLOCK

ILLUSTRATIVE BUILDING LINE

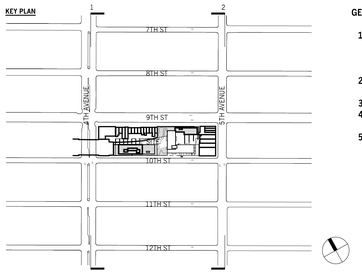
PROPOSED MAXIMUM BUILDING ENVELOPE

PROPOSED MAXIMUM BUILDING ENVELOPE OPPOSITE VIEW

[XX] BUILDING BUILDING IDENTIFICATION

BUILDING/SETBACK HEIGHT

KEY PLAN



GENERAL NOTES

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KEY PLAN:NTS

MA PROJECT NO.2111

341 10TH ST - STELLAR

NEIGHBORHOOD CHARACTER DIAGRAMS II

REGISTERED ARCHITECT GIOVANNI JOVA MARCELLO 021551 STATE OF NEW YORK

DRAWING #: **U-012.00**

___ of ___

DATE 09.06.2023

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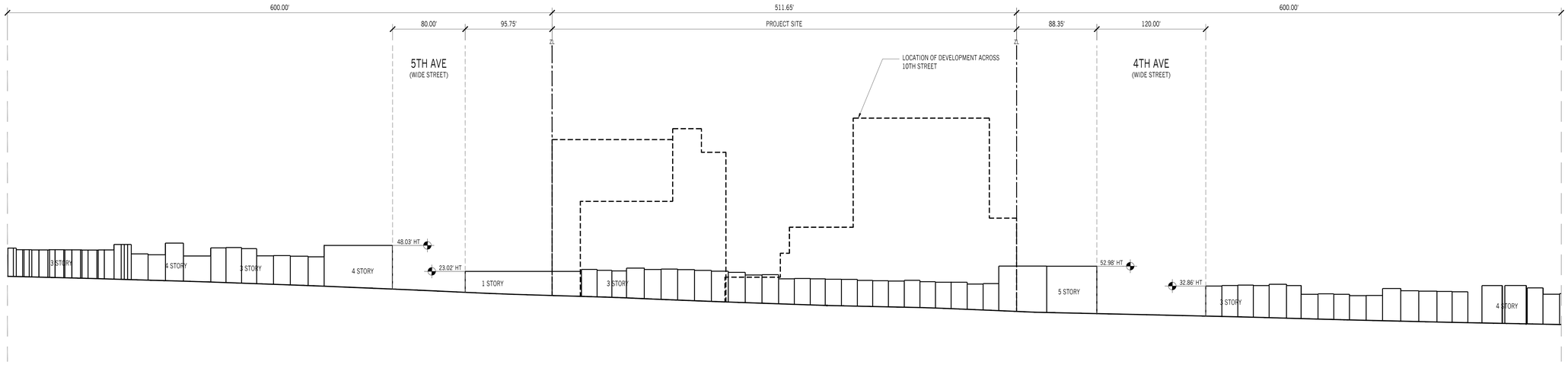
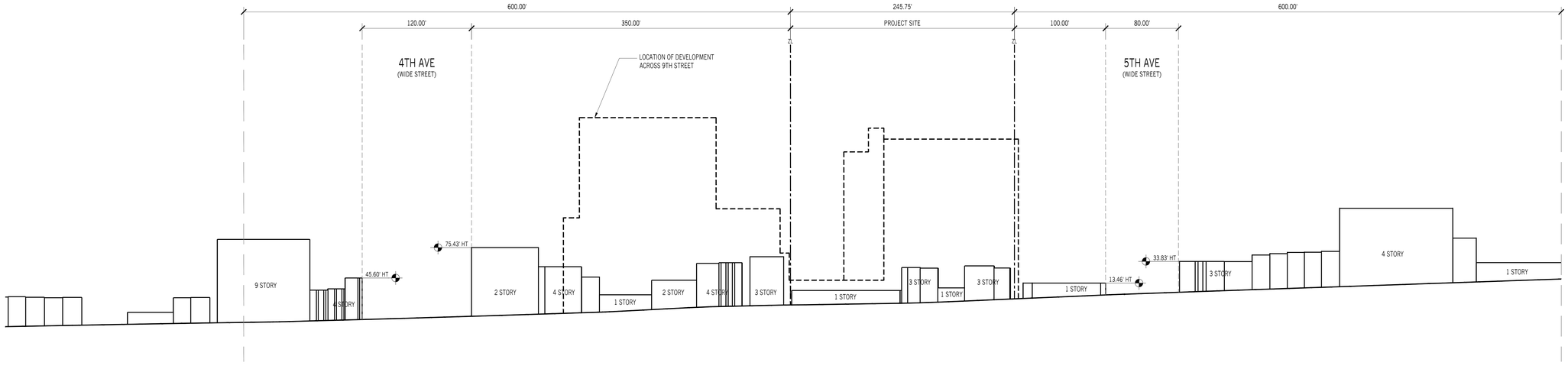
Z:\PROJECTS\2121 - STELLAR 10TH AVE\09-CONTRACT DOCS\00-SHEETS\U-012.00 NEIGHBORHOOD CHARACTER DIAGRAMS II.DWG



2 NEIGHBORHOOD CHARACTER DIAGRAM OF SOUTH SIDE OF 10TH STREET
1" = 45'-0"



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LEGEND

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R6A / R7-3 ZONING DISTRICT

EXISTING BUILDING/MTA COVER TO REMAIN

PROPOSED BUILDING

ZONING LOT LINE (ZL)

EDGE OF BLOCK

ILLUSTRATIVE BUILDING LINE

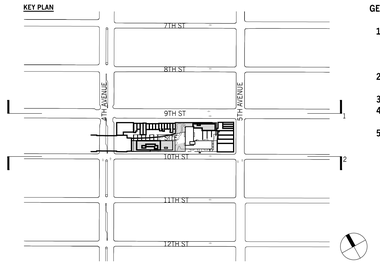
PROPOSED MAXIMUM BUILDING ENVELOPE

PROPOSED MAXIMUM BUILDING ENVELOPE OPPOSITE VIEW

[XX] BUILDING BUILDING IDENTIFICATION

BUILDING/SETBACK HEIGHT

KEY PLAN



GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS ONLY. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
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6. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
7. THE DESIGN OF THE OPEN SPACE AND LANDSCAPE AREAS DEPICTED IN THE LARGE SCALE GENERAL DEVELOPMENT, AS WELL AS ITS CONNECTION AND ADJACENCIES TO THE STREET, IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
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Z:\PROJECTS\2111 - STELLAR 10TH AVE\09-CONTRACT DOCS\00-SHEETS\U-013.00 NEIGHBORHOOD CHARACTER DIAGRAMS III.DWG



341 10th Street

Marvel Architects
145 HUDSON ST, FL 3 NEW YORK, NY 10013 212.616.0420

OWNER/CLIENT 341 STELLAR LLC C/O STELLAR MANAGEMENT
68 W 38TH STREET
NEW YORK, NY 10001

CODE CONSULTING

EXPEDITING

REV.	MM.DD.YYYY	DESCRIPTION
	08.27.2021	PAS SUBMISSION
	10.13.2021	INTERDIVISIONAL MTG
	02.01.2022	ZONING REVIEW
	03.24.2022	PACKAGING MEETING
	05.09.2022	PACKAGING REVIEW
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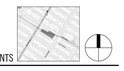
	09.15.2023	ULURP DRAWINGS



KEY PLAN:NTS

MA PROJECT NO.2111
341 10TH ST - STELLAR

NEIGHBORHOOD CHARACTER DIAGRAMS III

REGISTERED ARCHITECT
GIANFRANCO JOVA MARVEL
021551
STATE OF NEW YORK

DRAWING #: **U-013.00**

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DATE 09.26.2023

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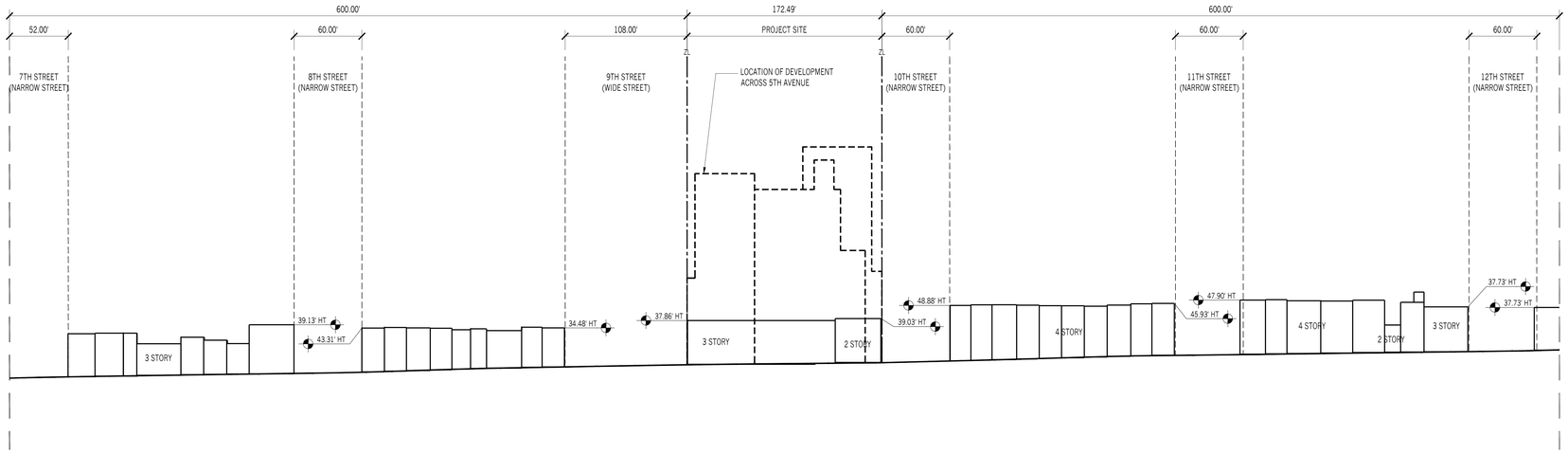
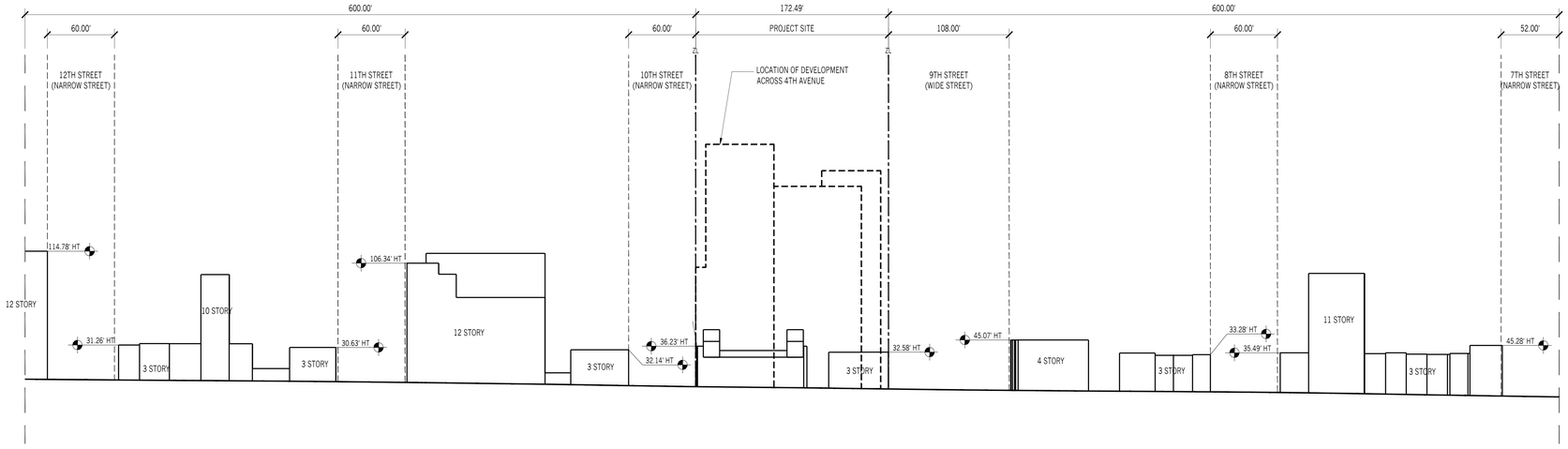


2 NEIGHBORHOOD CHARACTER DIAGRAM OF EAST SIDE OF 5TH AVENUE
1/64"=1'



1 NEIGHBORHOOD CHARACTER DIAGRAM OF WEST SIDE OF 4TH AVENUE
1" = 60'-0"

0 22.5' 45' 90' 180'
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

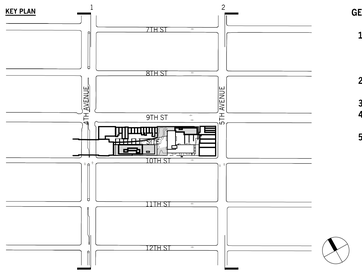
LEGEND

GENERAL

- R6A / R7-3 ZONING DISTRICT
- EXISTING BUILDING/MTA COVER TO REMAIN
- PROPOSED BUILDING
- ZONING LOT LINE (ZL)
- EDGE OF BLOCK
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- PROPOSED MAXIMUM BUILDING ENVELOPE OPPOSITE VIEW
- [XX] BUILDING BUILDING IDENTIFICATION

BUILDING/SETBACK HEIGHT

KEY PLAN



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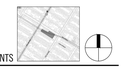

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