2950 West 24th Street

PROJECT NO. 2021.26



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Bronx, NY 10463

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Brooklyn, NY 11215
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LIST OF DRAWINGS

2025.02.26

ULURP	
U-000	ULURP COVER SHEET
U-001	SURVEY
U-002	ZONING ANALYSIS
U-003	ZONING LOT SITE PLAN
U-004	GROUND FLOOR PLAN (ILLUSTRATIVE)
U-005	WAIVER PLANS
U-006	ILLUSTRATIVE BUILDING ELEVATION
U-007	ILLUSTRATIVE BUILDING ELEVATION
U-008	WAIVER SECTIONS
U-009	WAIVER SECTIONS
U-010	WAIVER SECTIONS
U-011	WAIVER SECTIONS
U-012	AXONOMETRIC
U-013	AXONOMETRIC
U-014	NEIGHBORHOOD CHARACTER DIAGRAM
U-015	NEIGHBORHOOD CHARACTER DIAGRAM
U-016	DESIGN CONTROLS

PRELIMINARY, NOT FOR CONSTRUCTION

Issue Date: 2025.08.01

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Job No.: 2021.26

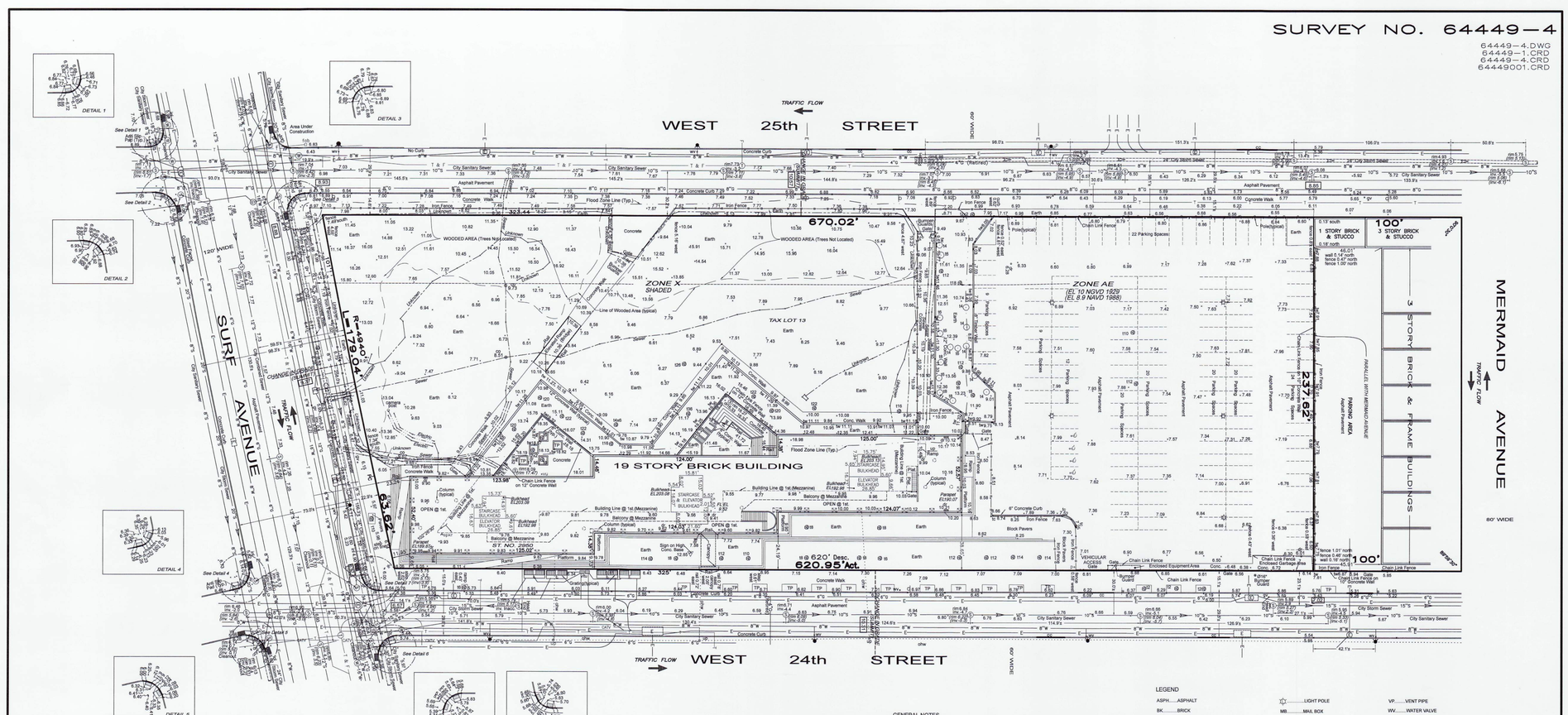
Date: 2025.08.01

Sheet No.:

U-000.00

SURVEY NO. 64449—4

64449-4.DWG
64449-1.CRD
64449-4.CRD
64449001.CRD





PARCEL AREA=153,580 SQ. FT.
or 3.52574 ACRES

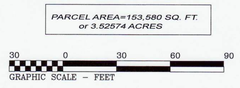
30 0 30 60 90
GRAPHIC SCALE — FEET

FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE X SHADED (BETWEEN 0.2% AND 1% CHANCE OF FLOODING) ZONE AE (EL 10 NGVD 1929, EL 8.9 NAVD 88)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 3604970353 F
EFFECTIVE DATE SEPTEMBER 5, 2007

PRELIMINARY FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE AE (EL11 NAVD 1988)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 3604970353 G
EFFECTIVE DATE JANUARY 30, 2015



NAVD 1988 DATUM IS 1.46 FEET BELOW THE BROOKLYN HIGHWAY DATUM

GENERAL NOTES

1. ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO NAVD 1988 WHICH IS 1.46 FEET BELOW THE BROOKLYN HIGHWAY DATUM.
2. THE ESTABLISHED GRADES SHOWN HEREON ARE PROVIDED TO THIS SURVEYOR. IF ESTABLISHED GRADES VARY SUBSTANTIALLY WITH EXISTING ELEVATIONS CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING IMPROVEMENTS.
3. SIZES AND LOCATIONS OF WATER MAINS SHOWN HEREON AS SUPPLIED BY THE DEPARTMENT OF WATER SUPPLY, BOROUGH OF BROOKLYN. LOCATIONS OF WATER SUPPLY MANHOLES, HYDRANTS AND WATER VALVES ARE APPROXIMATE UNLESS DIMENSIONED.
4. SIZES AND TYPES OF SEWERS SHOWN HEREON AS OBTAINED FROM THE BOROUGH OF BROOKLYN SEWER DEPARTMENT RECORDS. SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON OBTAINED BY FIELD MEASUREMENTS UNLESS INDICATED (*) WHICH DENOTES INVERT INACCESSIBLE OR MANHOLE NOT FOUND IN FIELD. INFORMATION SHOWN IN THIS MANNER IS AS OBTAINED FROM THE BOROUGH OF BROOKLYN SEWER DEPARTMENT RECORDS.
5. ELECTRIC INFORMATION SHOWN HEREON AS SUPPLIED BY THE CONSOLIDATED EDISON COMPANY OF NEW YORK.
6. TELEPHONE INFORMATION SHOWN HEREON AS SUPPLIED BY THE NEW YORK TELEPHONE CO.
7. FIRE ALARM INFORMATION SHOWN HEREON AS SUPPLIED BY THE NEW YORK CITY FIRE DEPARTMENT, AERIAL FIRE ALARM SERVICES.
8. CABLE TELEVISION INFORMATION SHOWN HEREON AS SUPPLIED BY THE CABLE VISION COMPANY OF NEW YORK.
9. GAS INFORMATION SHOWN HEREON AS SUPPLIED BY NATIONAL GRID GAS COMPANY.
10. LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED AS TO ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING IMPROVEMENTS.
11. THE CONTRACTOR AND/OR HIS AGENTS MUST NOTIFY THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION IN ACCORDANCE WITH INDUSTRIAL CODE RULE 753.
12. NO EVIDENCE OF EXISTING STREAMS, CREEKS, DITCHES OR WATER COURSES ON/OR CROSSING PROPERTY SURVEYED.
13. INTERIOR UTILITIES INFORMATION SHOWN HEREON AS PER MARKED OUT BY ACS UNDERGROUND SOLUTION.

LEGEND

ASPH.....ASPHALT
BK.....BRICK
BSMT.....BASEMENT
CC.....CURB CUT
CCR.....CONCRETE CURB ROUND
CD.....CELLAR DOOR
CLF.....CHAIN LINK FENCE
CO.....CATCH BASIN CLEAN OUT
CONC.....CONCRETE
CRF.....CHAIN ROPE FENCE
CWA.....CELLAR WINDOW AREA
DR.....DRAIN
EL.....ELEVATION
FAB.....FIRE ALARM BOX
FC.....FILL CAP
FL EL.....FLOOR ELEVATION
GP.....GUARD POLE
GV.....GAS VALVE
IF.....IRON FENCE
INL.....CATCH BASIN INLET ELEVATION
INV.....SEWER INVERT ELEVATION
.....LIGHT POLE
MB.....MAIL BOX
MHU.....UNKNOWN MANHOLE
OF.....OIL FILL
OHW.....OVERHEAD WIRES
P.....POLE
PAVT.....PAVEMENT
PM.....PARKING METER
PMULT.....POLE, MULTIPLE USAGE
PR.....PEDESTRIAN RAMP
RET.....RETAINING
RIM.....RIM ELEVATION SEWER MANHOLE
SFCR...STEEL FACED CURB ROUND
STY.....STORY
TB.....TOP OF BANK ELEVATION
.....TRAFFIC LIGHT
TEL.....TELEPHONE
TP.....TREE PIT
.....TRAFFIC SIGN
TW.....ELEVATION AT TOP OF WALL
VLTU.....VAULT UNKNOWN
VP.....VENT PIPE
WV.....WATER VALVE
12"G.....GAS MAIN WITH SIZE
12"S.....SEWER MAIN WITH SIZE
12"W.....WATER MAIN WITH SIZE
.....CATCH BASIN
.....ELECTRIC MANHOLE / VAULT
.....FIRE MANHOLE
.....GAS MANHOLE
.....SEWER MANHOLE
.....TELEPHONE MANHOLE
.....WATER MANHOLE
.....SUBWAY MANHOLE
.....TRAFFIC VAULT
.....HYDRANT
.....SPRINKLER
.....HANDICAP
.....TREE WITH SIZE
.....ESTABLISHED/LEGAL GRADE
.....TRAFFIC FLOW
(SW xx.xx).....ELEVATIONS IN BROOKLYN SEWER DATUM
(BW xx.x).....ELEVATIONS IN BROOKLYN HIGHWAY DATUM

DRAWN: O.A.

ESTABLISHED 1876 * SUCCESSOR TO:

B.G. MENKHEIM C.S.*C.U. POWELL C.E.,C.S.*L.C.L. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.*
WILLIAM L.J. SAVACOOL C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*C. WEBER L.S.,C.S.*C. STOUTH* R.A.L.S.*WHITSON & POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

REV	DATE	DESCRIPTION	ck

REV	DATE	DESCRIPTION	ck
	02-23-23	ARCHITECTURAL SURVEY	

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

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, CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

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STATE OF NEW YORK
GOOD JANUARY 31
049238
LICENSED LAND SURVEYOR

CITY OF NEW YORK
COUNTY KINGS
TAX BLOCK 7055
TAX LOT 13

SCALE: 1" = 30'

NOTE: SURVEY AND ALL INFORMATION INCLUDED WITHIN HAS BEEN PREPARED BY OTHERS AND HAS BEEN PROVIDED FOR REFERENCE PURPOSES ONLY. CURTIS + GINSBERG ARCHITECTS LLP ARE NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION CONTAINED WITHIN THIS SURVEY

Site Data

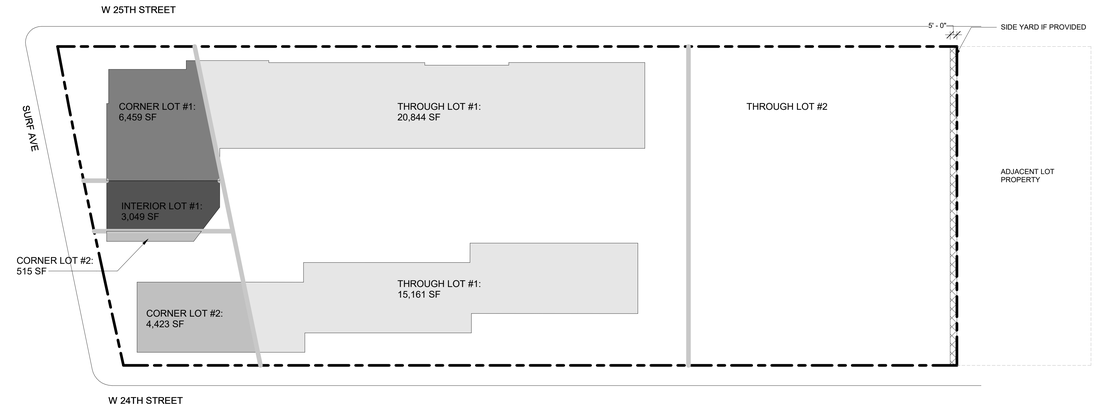
Project	2950 West 24th Street
Address	2950 West 24th Street
Borough	Brooklyn
Block	7055
Lot	13
Zoning Map No.	28d
Zoning District	R7-3/C2-4,R7-3,R6
Zoning District Areas	R7-3/C2-4: 24,462; R7-3: 81,594; R-6: 47,524
Total Lot Area	153,580
Community District	BR13

ZR SECTION	ITEM	LOT ZONING				COMPLIANCE/NOTES
	Zoning District	*South Lot*	*Through Lot*	*North Lot*		
		R7-3/C2-4	**R7-3**	**R-6**	TOTAL	
	Total Lot Area	24,462	81,594	47,524	153,580	
32-00	Use					
22-00	Permitted Use	1,2,3,4,5,6,7,8,9,10	1,2,3,4,5,6,7,8	1,2,3,4,5,6,7,8		
	Proposed Use	2,8	2,3	N/A		Complies
23-01	Permitted Total FAR by Use					
23-22	Community Facility	6.50	6.50	4.80		
23-362	Commercial	2.00	N/A	N/A		
24-11	Residential	6.00	6.00	3.90		
33-121						
35-31	*Permitted Total FAR*	*6.00*	*6.00*	*4.80*		
	Proposed FAR by Use					
	Community Facility					
	Existing	0.00	0.00	0.00		
	Proposed	0.00	0.13	0.00		
	Total	0.00	0.13	0.00		
	Commercial					
	Existing	0.00	0.00	0.00		
	Proposed	0.32	0.00	0.00		
	Total	0.32	0.00	0.00		
	Residential					
	Existing	3.35	3.49	0.00		
	Proposed	4.00	2.67	0.00		
	Total	7.35*	6.16*	0.00		
	Proposed Total FAR	7.67*	6.30*	0.00		Does not comply, waiver requested pursuant to ZR § 74-743 (Required Action 3a.iii.)
	Permitted Floor Area by Use					
	Community Facility	159,003	530,361	228,115	917,479	
	Commercial	48,924	N/A	N/A	48,924	
	Residential	146,772	489,564	185,344	821,680	
	Permitted Total Floor Area	159,003	530,361	228,115	917,479	(Greatest FAR permitted for any such use on the zoning lot.)
	Proposed Floor Area by Use					
	Community Facility					
	Existing	0	0	0	0	
	Proposed	0	10,898	0	10,898	
	Total	0	10,898	0	10,898	
	Commercial					
	Existing	0	0	0	0	
	Proposed	7,782	0	0	7,782	
	Total	7,782	0	0	7,782	
	Residential					
	Existing	82,040	285,123	0	367,163	
	Proposed	97,842	217,775	0	315,617	
	Total	179,882	502,898	0	682,780	
	Proposed Total Floor Area	187,664	513,796	0	701,460	Complies
23-362	Lot Coverage					
62-333	Max. Lot Coverage Permitted					
62-334	Community Facility	N/A	80%	N/A		
	Commercial	100%	N/A	N/A		
	Residential	Corner: 100%; Int./Through: 80%				
	Entire Site	50%				
	Existing Lot Coverage (SF)	4,423	15,161	0		
	Proposed Lot Coverage (SF)	10,023	20,844	0		
	Total Lot Coverage Prop. (SF)	14,446	36,005	0	50,451	
	Existing Coverage (%)	18.08%	18.58%	0.00%		
	Lot Coverage Proposed (%)	40.97%	25.55%	0.00%		
	Total Lot Coverage Prop. (%)	59.05%	44.13%	0.00%	32.85%	Complies, see 1/U-002
23-322	Yards (Residential)					
23-33	Required Yards					
23-334	Side Yard	0				
23-342	Rear Yard Equivalent	0				
23-343	Front Yard	0				
23-344	Rear Yard	0				
	Proposed Yards					
	Side Yard	0				
	Rear Yard Equivalent	0				Complies; 23-342 does not apply, lot does not have a rear lot line. Per 23-343(a)(2) no rear yard equivalent regulations shall apply to large sites. Zoning lot is a large site with more than 1.5 acres under contiguous ownership.
	Front Yard	0				
	Rear Yard	40				
23-431	Street Wall Location					23-431(c) Modifications for large zoning lots applies.
	Existing Building					
	Required Street Wall Location	Min. 50% of street wall within 15' of street line				
	Proposed Street Wall Location	139'-4 3/8" (building within 15') / 424'-11 1/2" (total building street line) = 32.79% within 15''				Existing Non-compliance
	Proposed Building					
	Required Street Wall Location	Min. 50% of street wall within 15' of street line				
	Proposed Street Wall Location	383'-0" (building within 15') / 528'-3 7/8" (total building street line) = 72.49% within 15'				Complies
23-432	Height and Setback					
23-433	***Surf Ave (Wide St)***					
23-434	Required Height and Setback					
	Minimum Base Height	60				
	Maximum Base Height	105				
	Maximum Building Height	185				Does not comply, waiver requested pursuant to ZR § 74-743 (Required Action 3a.i.); see U-005
	Minimum Setback	7†				†Existing building is located more than 3' beyond the street line, see 23-433(a)
	Proposed Height and Setback					‡ Represents the setback with the least compliance.
	Proposed Base Height	185*				
	Proposed Building Height	185				
	Proposed Setback	0*‡				
	W 24th St (Narrow St)					
	Required Height and Setback					
	Minimum Base Height	60				
	Maximum Base Height	105				
	Maximum Building Height	185				
	Minimum Setback	7†				
	Existing Height and Setback					
	Existing Base Height	180*				Existing Non-compliance; see U-005
	Existing Building Height	180				†Existing building is located more than 8' beyond the street line, see 23-433(a)
	Existing Setback	0*				
	W 25th St (Narrow St)					
	Required Height and Setback					
	Minimum Base Height	60				
	Maximum Base Height	105				
	Maximum Building Height	185				Does not comply, waiver requested pursuant to ZR § 74-743 (Required Action 3a.i.); see U-005
	Minimum Setback	7†				†Existing building is located more than 8' beyond the street line, see 23-433(a)
	Proposed Height and Setback					‡ Represents the setback with the least compliance.
	Proposed Base Height	185*				
	Proposed Building Height	185				
	Proposed Setback	0*‡				
23-371	Distance Between Buildings					
	Min. Distance Bldg. Portions lower than 125'	40				
	Min. Distance Bldg. Portions higher than 125'	40				Does not comply, waiver requested pursuant to ZR § 74-743 (Required Action 3a.ii.); see U-005
	Proposed Distance	30*				
26-41	Street Trees					
	Required Street Trees	1 per 25' of Frontage = 62				
	Existing	10				Complies, 62 trees provided on site, 0 trees to be paid into a fund or provided off-site as approved by DPR pursuant to ZR 26-41. Subject to change per ZR 26-41
	Proposed Street Trees	52				
	Total	62				
25-23	Parking - Residential					
	Existing Required Parking	117 per NYS UDC CO. 300103297				
	Required (Beyond Greater Transit Zone) 12%	410 Units*.12 = 50 (Qualifying Affordable Housing)				Does not comply, waiver requested pursuant to ZR § 74-52 (Required Action 4), see U-005
	Total Required	167				
	Total Provided	143*				
25-30	Parking - Community Facility					
	Exist. Comm. Facility Parking	0				
	Req. Comm. Facility Parking	None Required = 0				
	Total Required	0				
	Total Provided	0				Complies
36-20	Parking - Commercial					
36-232	Existing Commercial Parking	0				
	Req. Commercial Parking	7,782SF/1000=8; Waived under 40				
	Total Required	0				
	Total Proposed	0				Complies
36-62	Loading Dock					
	Commercial	N/A				Complies

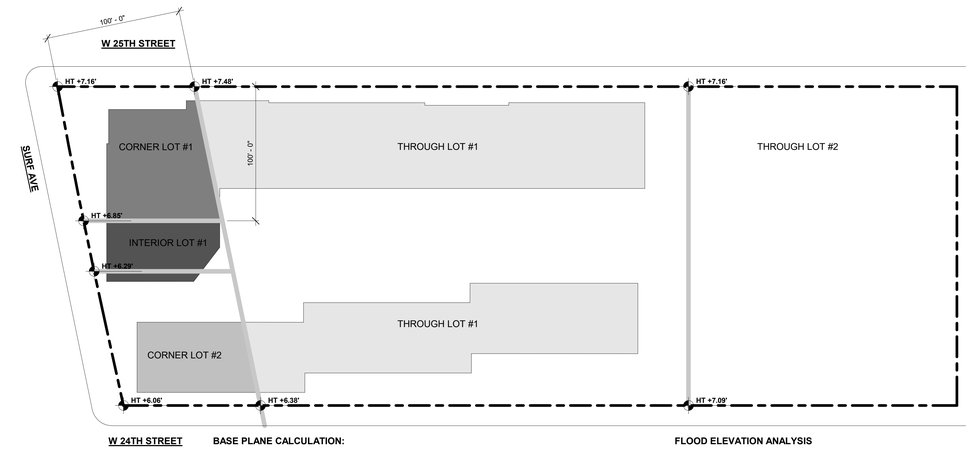
* Denotes non-compliance

List of Required Actions	
1	Zoning map amendments to change: (1) an existing R6/C1-2 zoning district to an R6 district (reducing the depth of the C1-2 overlay from 150 ft. to 100 ft.); (2) an existing R6 zoning district to an R7-3 zoning district; and (3) an existing R6 district to an R7-3/C2-4 zoning district
2	A zoning text amendment to the Zoning Resolution ("ZR") to amend ZR Appendix F: Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Brooklyn Community District 13 to designate the Project Area as a Mandatory Inclusionary Housing ("MIH") Area, with MIH Options 1 and 2
3	A special permit pursuant to ZR § 74-743 (Special provisions for bulk modifications) to locate the buildings within a large-scale general development at the Development Site without regard to distribution of bulk, height, setback, street wall location and minimum distance between wall and windows; and a. The applicant is specifically seeking a waiver of: i. 23-432 to allow variable base heights over 105 feet, as 105 feet is the maximum permitted base height; and ii. 23-371 to permit a 30 ft. building containing residences to any other building distance (40 ft. minimum is required); and iii. 23-22 to permit a redistribution of bulk from R6 to R7-3 within same zoning lot.
4	A special permit pursuant to ZR 74-52 to reduce the required parking for the Proposed Development and the Existing Building to from 167 spaces to 143 spaces (117 existing required pursuant to the CO and an additional 112 are required for the proposed development.

Zoning Floor Area By Building				
Building	**Community Facility**	**Commercial**	**Residential**	*Total*
Existing Building	0	0	367,163	367,163
Proposed Building	10,898	7,782	315,617	334,297
Total	10,898	7,782	682,780	701,460



1 LOT COVERAGE DIAGRAM
U-002 1" = 40'-0"



BASE PLANE CALCULATION:

LOT	CALCULATION	% OF BUILDING FOOTPRINT
CORNER LOT #1	[(7.16+7.48)/2+(7.16+6.85)/2]/2 = 7.16	6,459/49,936 = 12.93%
INTERIOR LOT #1	(6.85+6.29)/2 = 6.57	3,049/49,936 = 6.11%
CORNER LOT #2	[(6.29+6.06)/2+(6.06+6.38)/2]/2 = 6.20	4,423/49,936 = 8.86%
THROUGH LOT #1	[(7.48+7.16)/2+(6.38+7.09)/2]/2 = 7.03	36,005/49,936 = 72.10%
WEIGHT TOTAL = (7.16*0.1293)+(6.57*0.0611)+(6.20*0.0886)+(7.03*0.7210) = **6.95**		

FLOOD ELEVATION ANALYSIS

BFE = 11.00'
DFE = 13.00'

13.00' > 6.95'
DFE RULES

GROUND FLOOR = 13.20'

2 BASE PLANE DIAGRAM
U-002 1" = 40'-0"

2950 West 24th Street

Owner
Proto Property Services LLC
3441 Kingsbridge Ave. ,2nd floor
Bronx, NY 10463

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Curtis + Ginsberg Architects
55 Broad Street FL 8
New York, New York 10004

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New York, NY 10006

Civil
KRYPTON ENGINEERING
307 McLean Ave.
Yonkers, NY 10705

Landscape
LIZ FARRELL LANDSCAPE ARCHITECTURE
523 Sixth Avenue
Brooklyn, NY 11215

No.	Date	Revision

No.	Date	Submission
2.	06/25/25	DD SUBMISSION
1.	11/10/23	SD SUBMISSION

Title:
ZONING ANALYSIS

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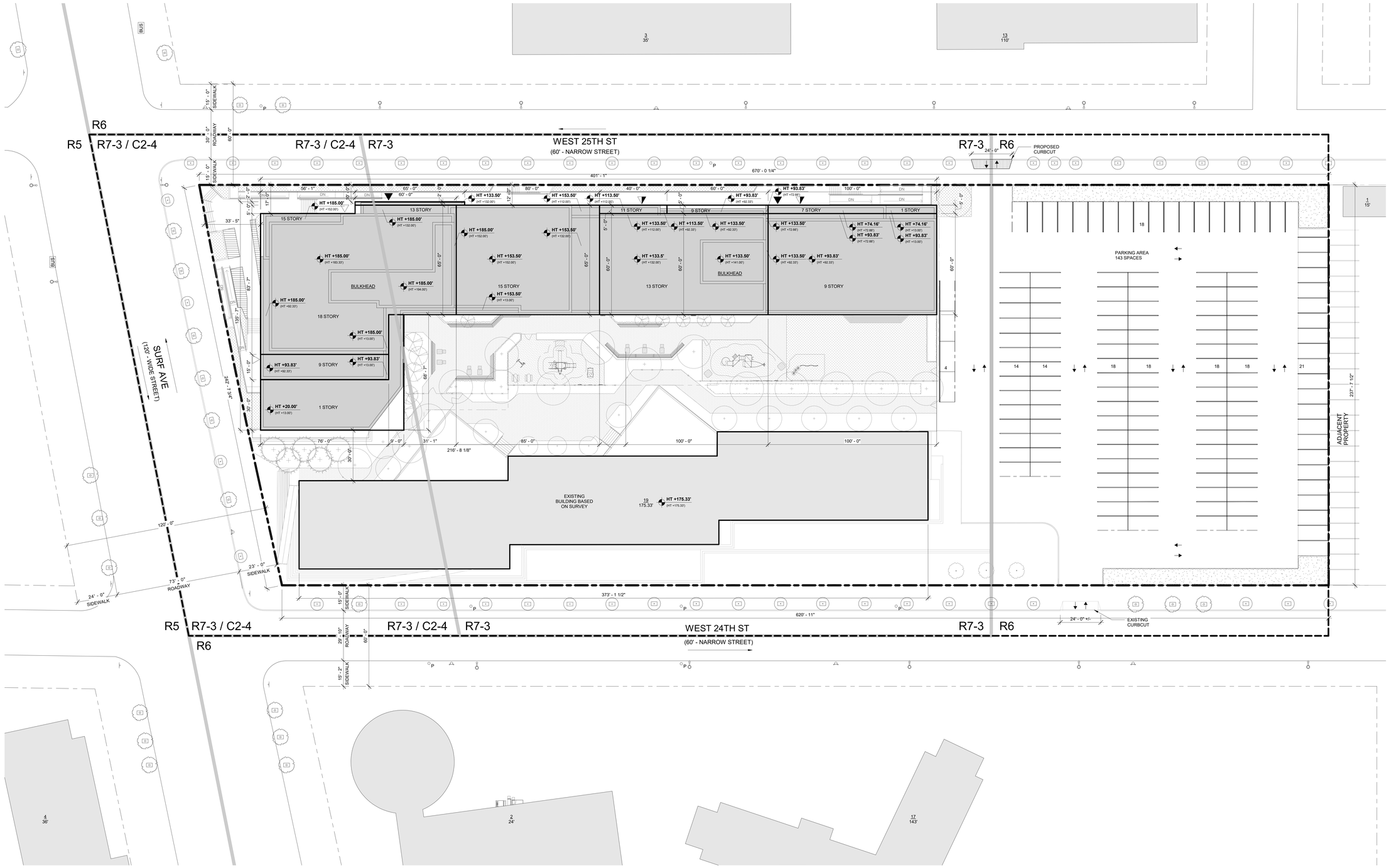
Job No.: 2021.26
Scale: 1" = 40'-0"
Drawn By: TT
Checked By: VT

U-002.00

Sheet No.: 3 of 17



1 SITE PLAN
U-003 1" = 20'-0"

COMMERCIAL ACCESS POINT
COMMUNITY ACCESS POINT
RESIDENTIAL ACCESS POINT
ADDITIONAL EGRESS
BUILDING ENTRANCE POINTS SHOW FOR ILLUSTRATIVE PURPOSES ONLY
R7-2 / C2-4 ZONING DISTRICT
6 # STORIES
66' BUILDING HEIGHT
ROAD DIRECTION
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT LINE
ZONING DISTRICT BOUNDARY
PROPOSED MAXIMUM BLDG ENVELOPE
LARGE-SCALE GENERAL DEVELOPMENT BOUNDARY

EXISTING STREET LAMP
EXISTING TRAFFIC LIGHT
EXISTING STREET LAMP WITH TRAFFIC LIGHT
EXISTING FIRE HYDRANT
PROPOSED NEW STREET TREE
EXISTING STREET TREE
EXISTING/PROPOSED PLANTER
PROPOSED MOVABLE SEATING

EXISTING POLE
EXISTING TRAFFIC SIGN
EXISTING BUS STOP
HT +1' (HT +100') PROPOSED MAX. BUILDING ENVELOPE
ILLUSTRATIVE BUILDING HEIGHT
EXISTING CURB CUT
PROPOSED CURB CUT
PROPOSED SOFTSCAPE
EXISTING BUILDING FOOTPRINT
PROPOSED BUILDING FOOTPRINT

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANTITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS.
5. ALL OUTER COURTS WILL COMPLY WITH ZONING REQUIREMENTS.
6. ALL USES ENTRANCE LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SUBJECT TO RELOCATE.

0 20' 40'
1" = 20'-0"

2950 West 24th Street

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3441 Kingsbridge Ave., 2nd floor
Bronx, NY 10463

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No.	Date	Revision
2.	06/25/25	DD SUBMISSION
1.	11/10/23	SD SUBMISSION

No.	Date	Submission

Title:
ZONING LOT SITE PLAN

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REGISTERED ARCHITECT MARK EMANUEL GINSBERG 019534 STATE OF NEW YORK

Job No.: 2021.26
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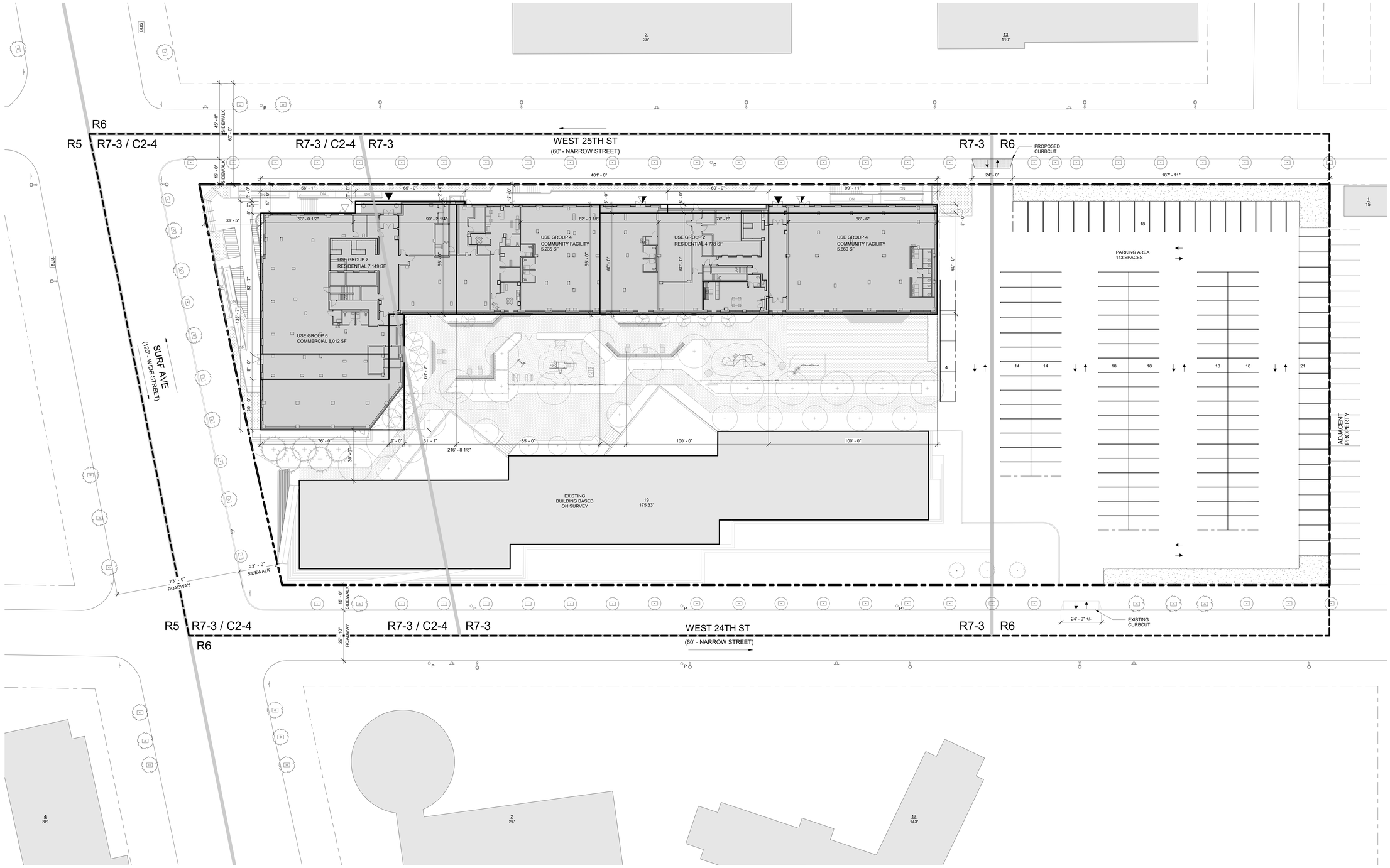
Sheet No.: 4 of 17

2950 West 24th Street



1 U-004 GROUND FLOOR PLAN
1" = 20'-0"

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- ADDITIONAL EGRESS
- BUILDING ENTRANCE POINTS SHOW FOR ILLUSTRATIVE PURPOSES ONLY
- R7-2 / C2-4 ZONING DISTRICT
- 6 / 66' # STORIES / BUILDING HEIGHT
- ROAD DIRECTION
- ILLUSTRATIVE BLDG ENVELOPE
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- PROPOSED MAXIMUM BLDG ENVELOPE
- LARGE-SCALE GENERAL DEVELOPMENT BOUNDARY
- EXISTING STREET LAMP
- EXISTING TRAFFIC LIGHT
- EXISTING STREET LAMP WITH TRAFFIC LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- EXISTING/PROPOSED PLANTER
- PROPOSED MOVABLE SEATING
- EXISTING POLE
- EXISTING TRAFFIC SIGN
- BUS EXISTING BUS STOP
- HT +1' (HT +100') PROPOSED MAX. BUILDING ENVELOPE ILLUSTRATIVE BUILDING HEIGHT
- EXISTING CURB CUT
- PROPOSED CURB CUT
- PROPOSED SOFTSCAPE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANTITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS.
5. ALL OUTER COURTS WILL COMPLY WITH ZONING REQUIREMENTS.
6. ALL USES ENTRANCE LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SUBJECT TO RELOCATE.

0 20' 40'
1" = 20'-0"
N

Owner
Proto Property Services LLC
3441 Kingsbridge Ave., 2nd floor
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Landscape
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523 Sixth Avenue
Brooklyn, NY 11215

No.	Date	Revision

2. 06/25/25 DD SUBMISSION
1. 11/10/23 SD SUBMISSION

No.	Date	Submission

Title:
GROUND FLOOR PLAN (ILLUSTRATIVE)

REGISTERED ARCHITECT MARK HAMMEL-GINSBERG 019574 STATE OF NEW YORK

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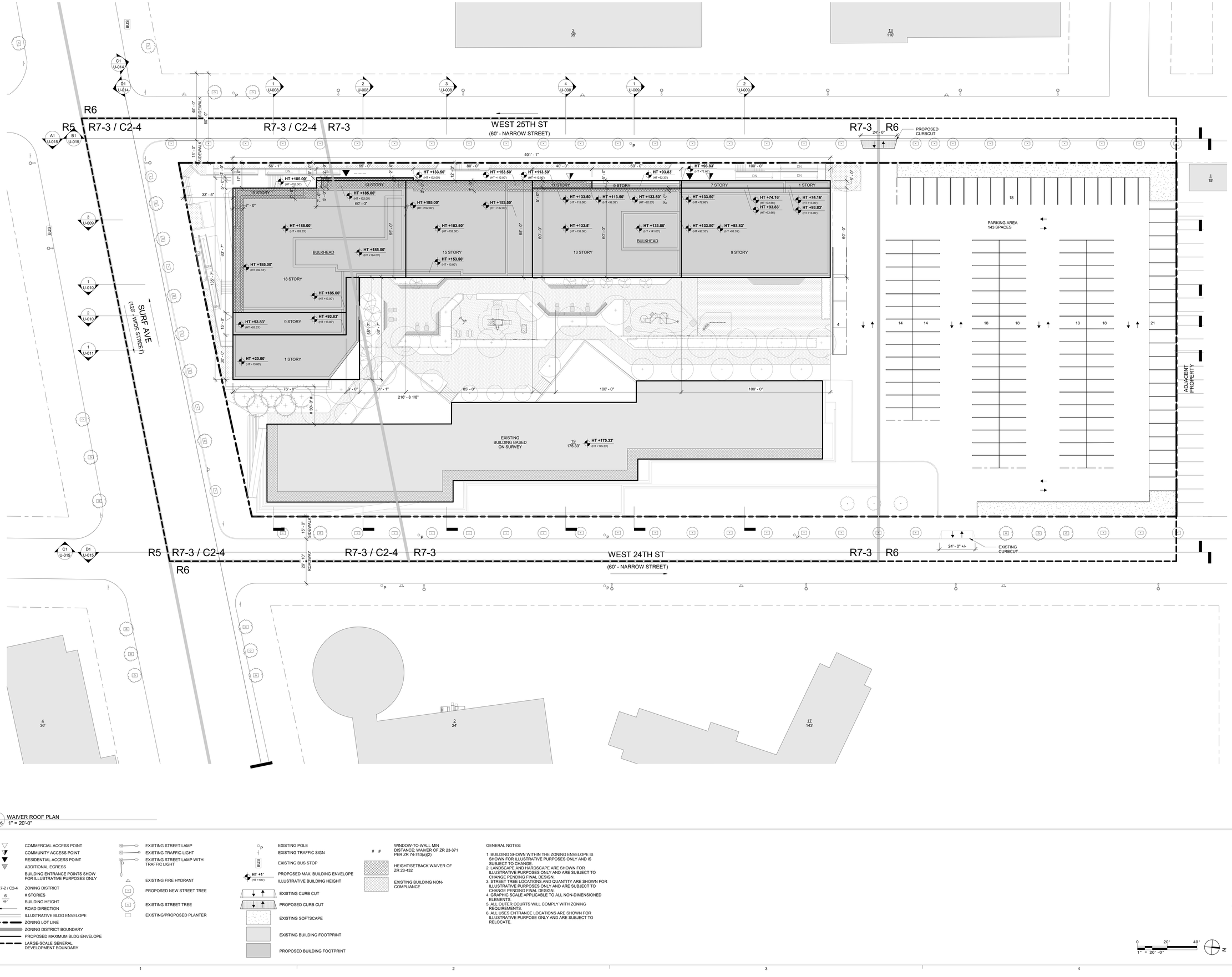

1 WAIVER ROOF PLAN
1" = 20'-0"

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- ADDITIONAL EGRESS
- BUILDING ENTRANCE POINTS SHOW FOR ILLUSTRATIVE PURPOSES ONLY
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- 6 / 66' # STORIES / BUILDING HEIGHT
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- ZONING DISTRICT BOUNDARY
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- EXISTING STREET LAMP WITH TRAFFIC LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- EXISTING/PROPOSED PLANTER
- EXISTING POLE
- EXISTING TRAFFIC SIGN
- BUS — EXISTING BUS STOP
- HT +1" (HT +100') — PROPOSED MAX. BUILDING ENVELOPE / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING CURB CUT
- PROPOSED CURB CUT
- EXISTING SOFTSCAPE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- # # — WINDOW-TO-WALL MIN DISTANCE; WAIVER OF ZR 23-371 PER ZR 74-743(a)(2)
- HEIGHT/SETBACK WAIVER OF ZR 23-432
- EXISTING BUILDING NON-COMPLIANCE

GENERAL NOTES:

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0 20' 40'
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N

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No.	Date	Revision

No.	Date	Submission
2.	06/25/25	DD SUBMISSION
1.	11/10/23	SD SUBMISSION

Title:
WAIVER PLANS

REGISTERED ARCHITECT — MARK HAMMEL-GINSBERG — 019534 — STATE OF NEW YORK

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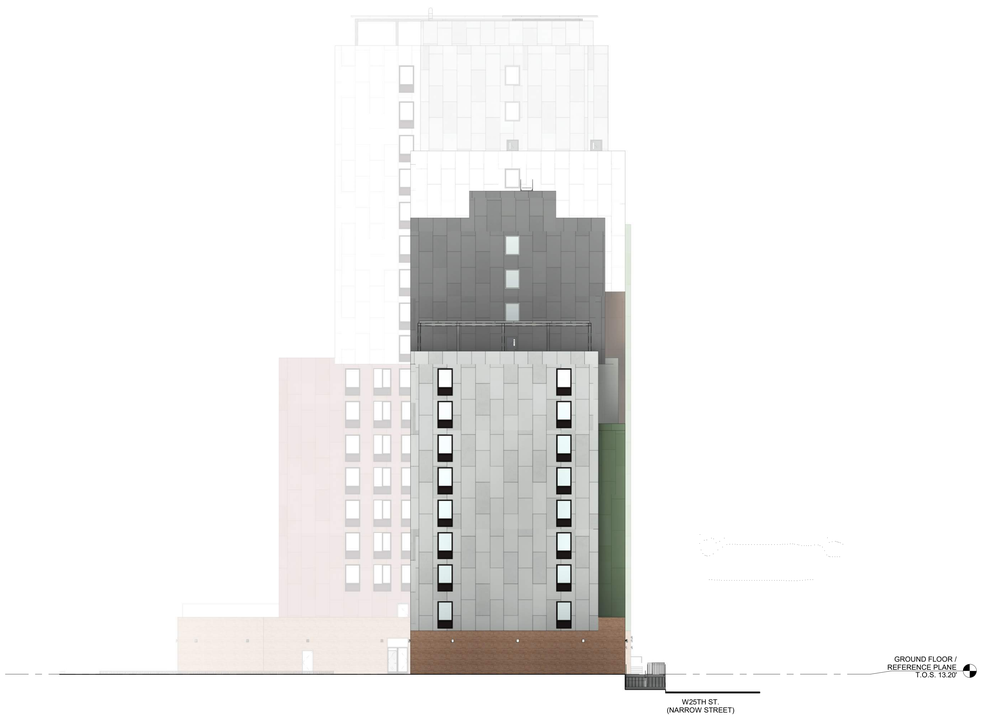
1 U-006 WEST ELEVATION
1/16" = 1'-0"



2 U-006 NORTH ELEVATION
1/16" = 1'-0"

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No.	Date	Revision

No.	Date	Submission
2.	06/25/25	DD SUBMISSION
1.	11/10/23	SD SUBMISSION

Title:
ILLUSTRATIVE BUILDING ELEVATION

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REGISTERED ARCHITECT
MARK EMANUEL GINSBERG
019534
STATE OF NEW YORK

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Scale: 1/16" = 1'-0"
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Sheet No.: 7 of 17



1 U-007 EAST ELEVATION
1/16" = 1'-0"



2 U-007 SOUTH ELEVATION
1/16" = 1'-0"

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No.	Date	Revision
2.	06/25/25	DD SUBMISSION
1.	11/10/23	SD SUBMISSION

No.	Date	Submission

Title:
ILLUSTRATIVE BUILDING ELEVATION

REGISTERED ARCHITECT
MARK ALAN DEL-GINSBERG
019534
STATE OF NEW YORK

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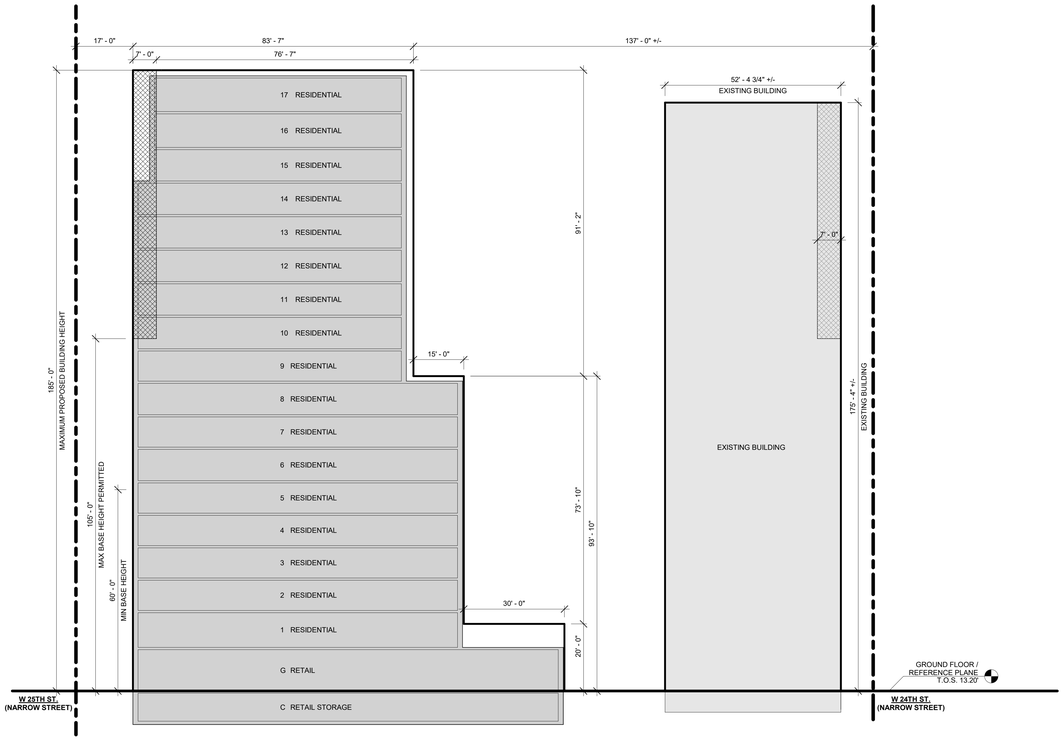

1 U-008 BUILDING ZONING SECTION - 1
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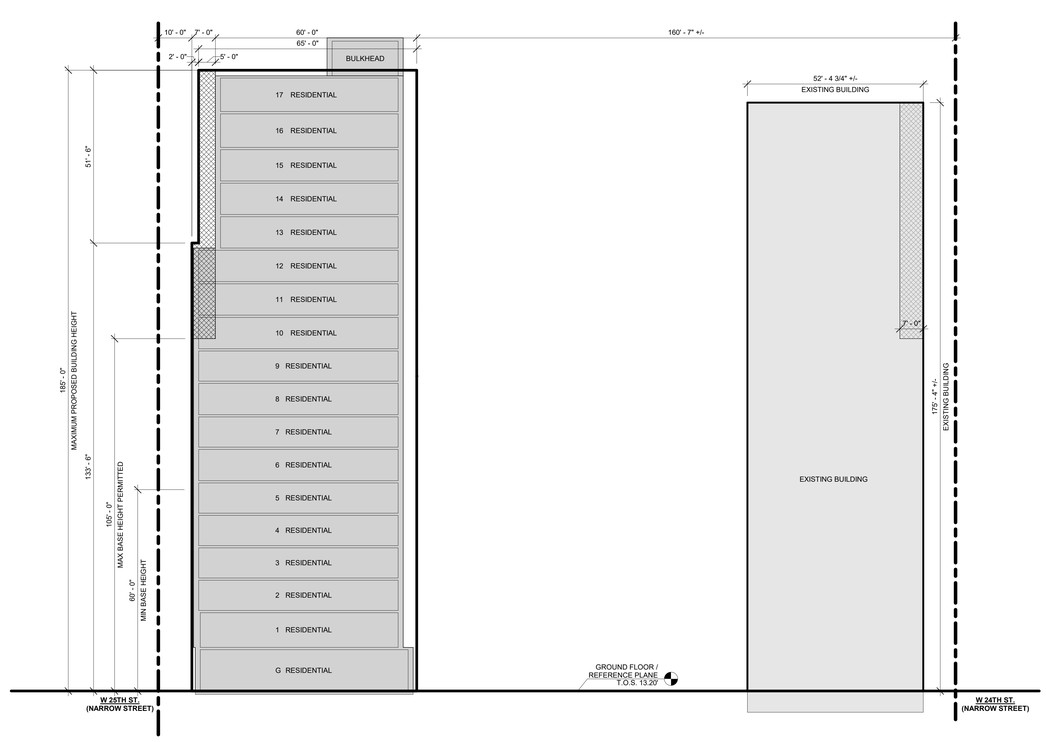

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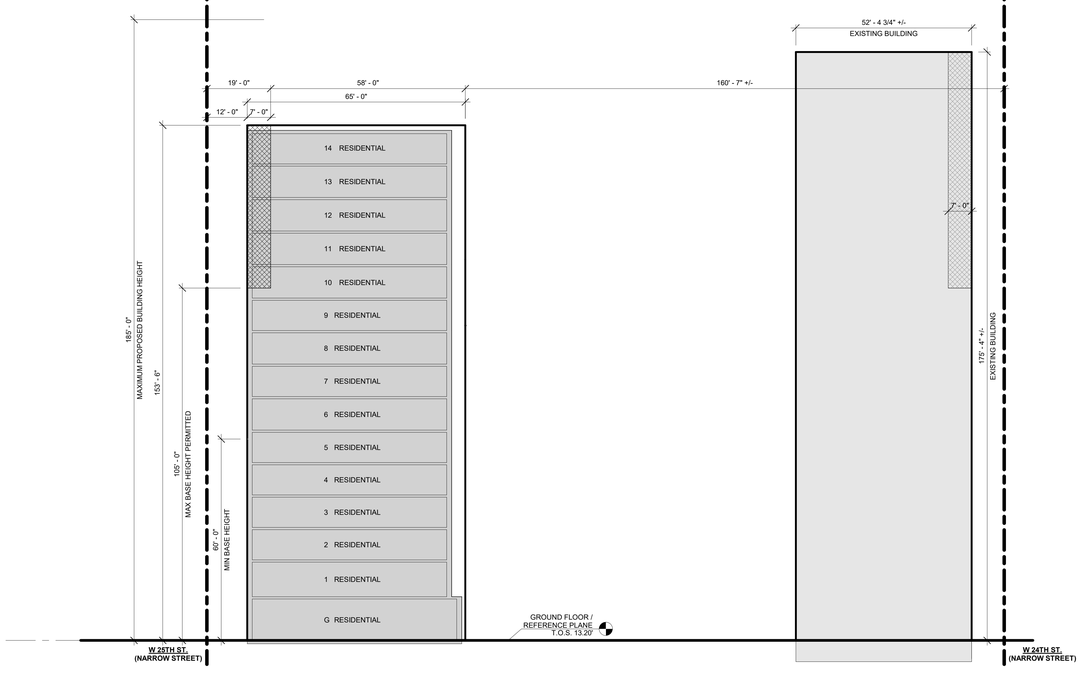

3 U-008 BUILDING ZONING SECTION - 3
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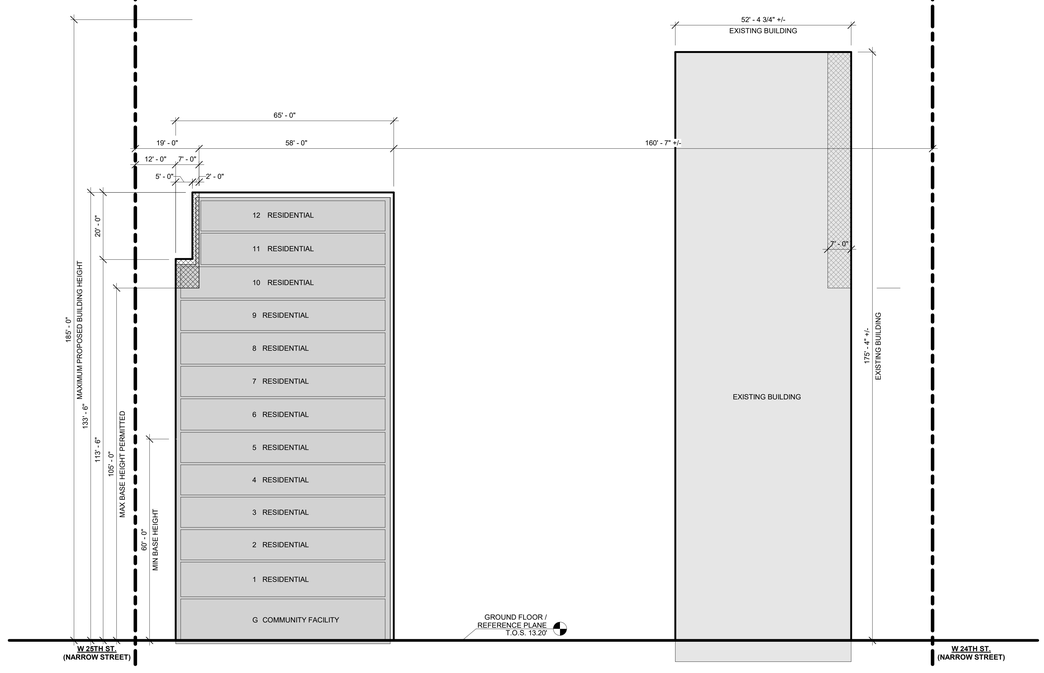


4 U-008 BUILDING ZONING SECTION - 4
1/16" = 1'-0"

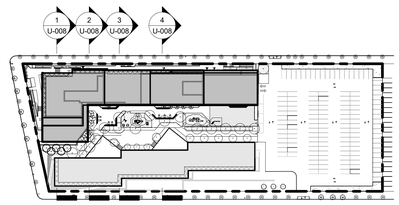
LEGEND

- ZONING LOT BOUNDARY
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED MAXIMUM BUILDING ENVELOPE
- HEIGHT/SETBACK WAIVER OF ZR 23-432
- EXISTING BUILDING NON-COMPLIANCE

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

*ELEVATIONS ARE BASED ON BASE PLANE CALCULATION



SECTION KEY PLAN

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No.	Date	Revision

2. 06/25/25 DD SUBMISSION
1. 11/10/23 SD SUBMISSION

No.	Date	Submission

Title:

WAIVER SECTIONS

REGISTERED ARCHITECT MARK SAMUEL GINSBERG 019034 STATE OF NEW YORK

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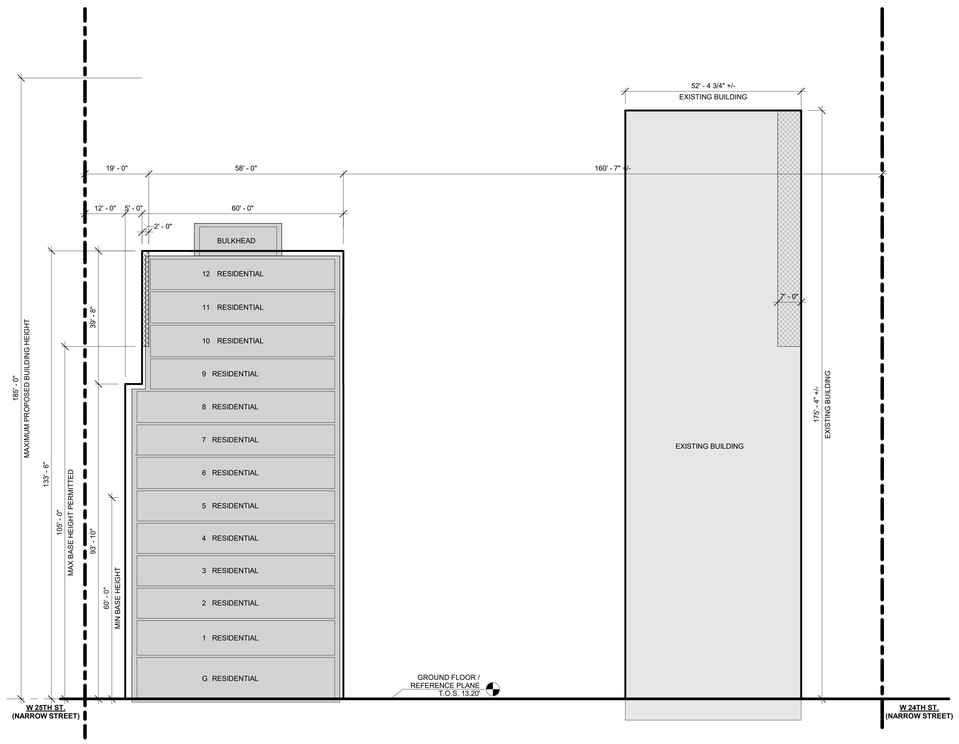
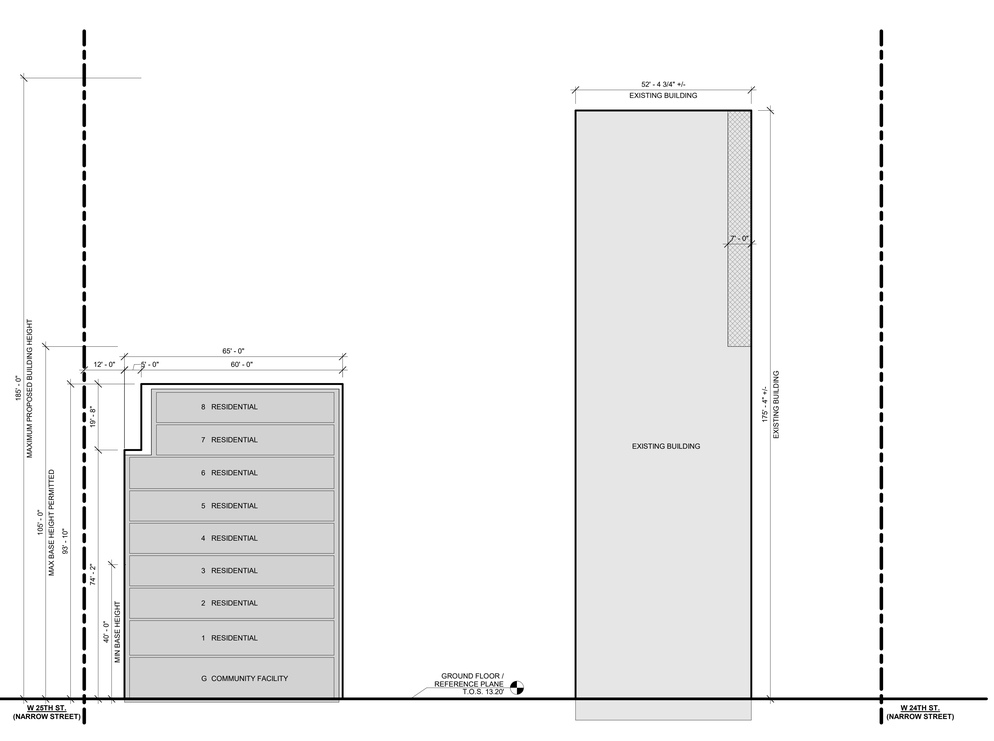


1 BUILDING ZONING SECTION - 5
U-009 1/16" = 1'-0"



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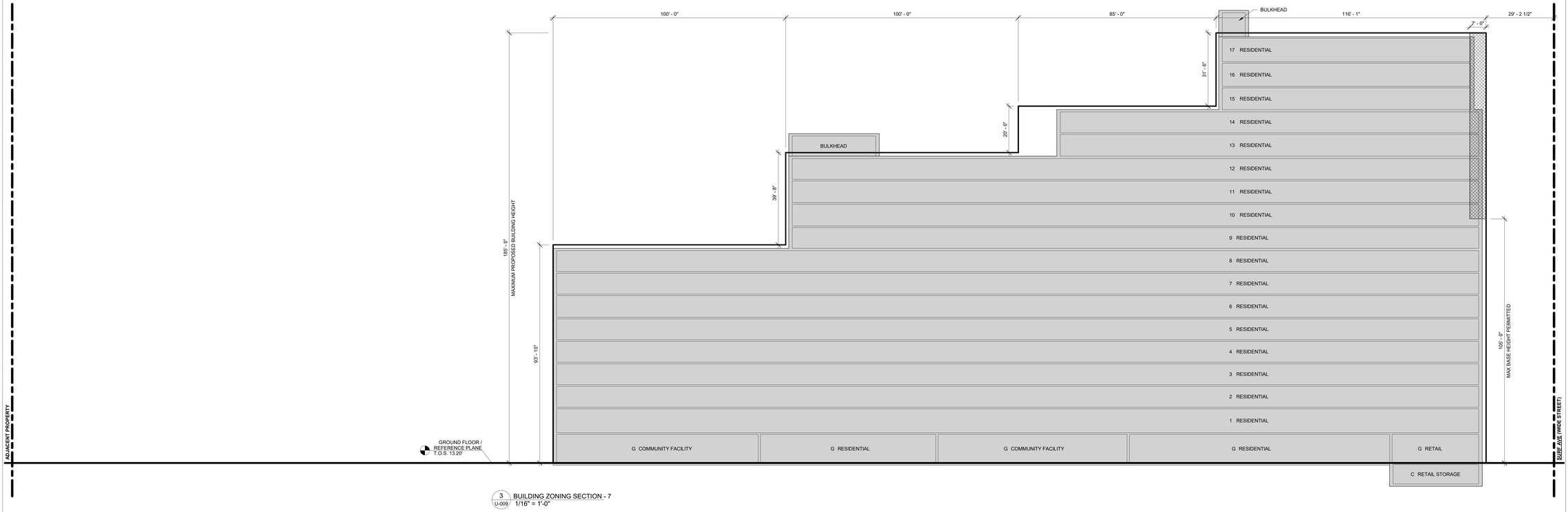


3 BUILDING ZONING SECTION - 7
U-009 1/16" = 1'-0"

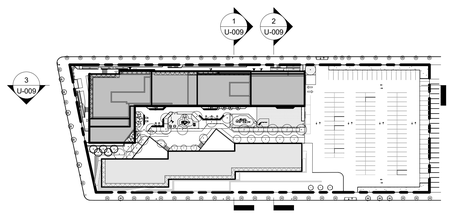
LEGEND

- ZONING LOT BOUNDARY
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED MAXIMUM BUILDING ENVELOPE
- HEIGHT/SETBACK WAIVER OF ZR 23-432
- EXISTING BUILDING NON-COMPLIANCE

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

*ELEVATIONS ARE BASED ON BASE PLANE CALCULATION



SECTION KEY PLAN

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No.	Date	Revision

2. 06/25/25 DD SUBMISSION
1. 11/10/23 SD SUBMISSION

No.	Date	Submission

Title:
WAIVER SECTIONS

REGISTERED ARCHITECT MARK EMANUEL GINSBERG 019534 STATE OF NEW YORK
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Sheet No.: 10 of 17



1 U-010 BUILDING ZONING SECTION - 8
1/16" = 1'-0"



2 U-010 BUILDING ZONING SECTION - 9
1/16" = 1'-0"

LEGEND

- ZONING LOT BOUNDARY
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED MAXIMUM BUILDING ENVELOPE
- HEIGHT/SETBACK WAIVER OF ZR 23-432
- EXISTING BUILDING NON-COMPLIANCE

GENERAL NOTES:

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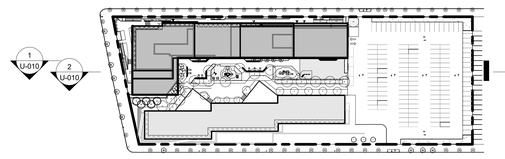

SECTION KEY PLAN

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2.	06/25/25	DD SUBMISSION
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Title:
WAIVER SECTIONS

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Sheet No.: 11 of 17



1 U-011 BUILDING ZONING SECTION - 10
1/16" = 1'-0"

LEGEND

- ZONING LOT BOUNDARY
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED MAXIMUM BUILDING ENVELOPE
- HEIGHT/SETBACK WAIVER OF ZR 23-432
- EXISTING BUILDING NON-COMPLIANCE

GENERAL NOTES:

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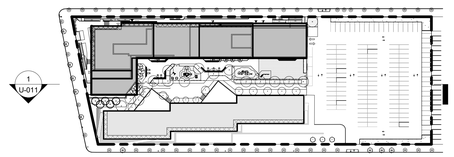

SECTION KEY PLAN

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No.	Date	Revision
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Title:
WAIVER SECTIONS

REGISTERED ARCHITECT MARK EMANUEL GINSBERG 019534 STATE OF NEW YORK

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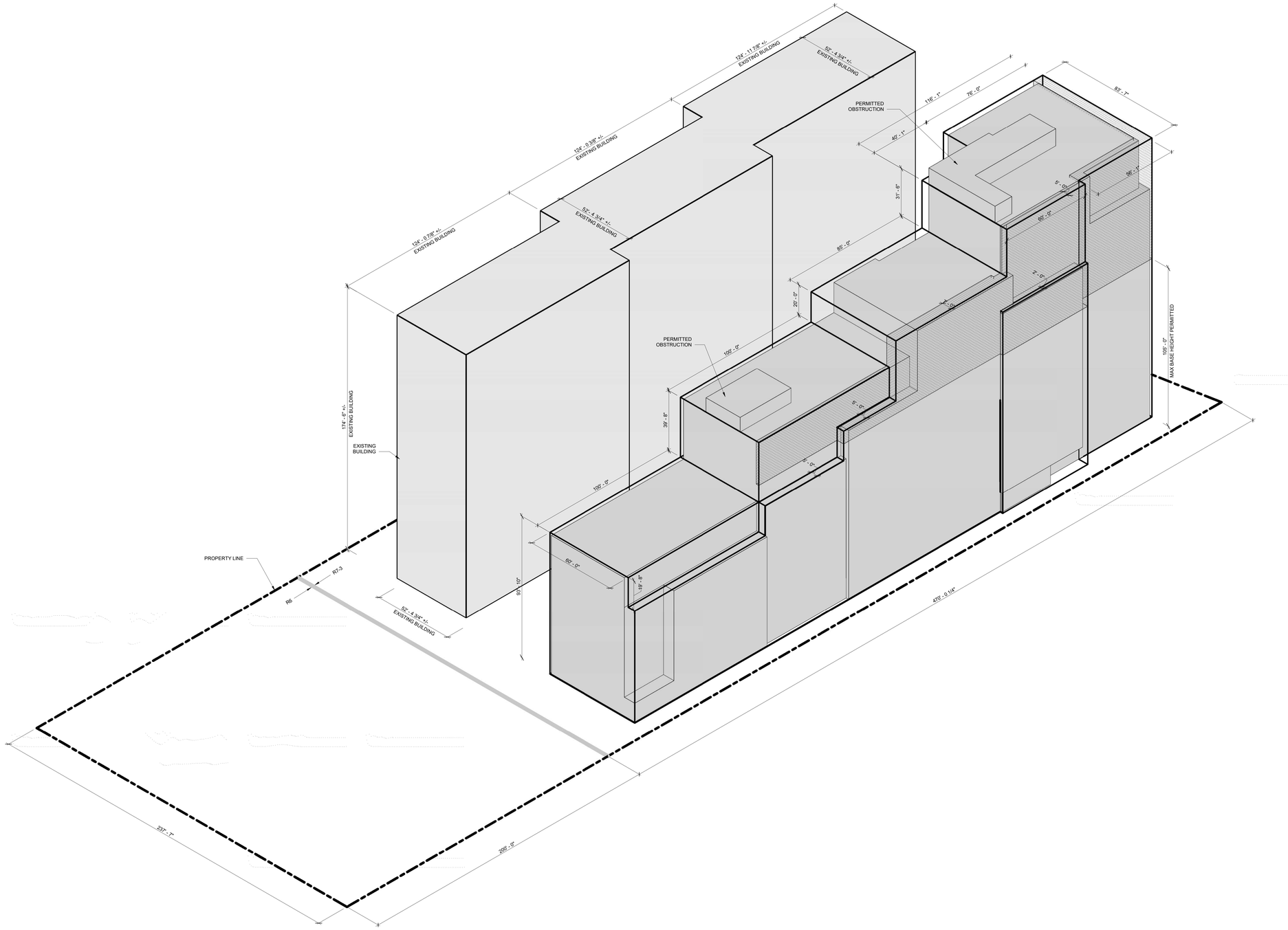

LEGEND

- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- PROPOSED MAXIMUM BLDG ENVELOPE
- ILLUSTRATIVE BUILDING MASS
- PROPOSED WAIVER OF ZR 23-432 TO PERMIT ENCROACHMENTS ABOVE THE MAXIMUM BASE HEIGHT

N

C1 U-012 ZONING AXON DIAGRAM NW

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No.	Date	Revision

2. 06/13/25 DD SUBMISSION
1. 11/10/23 SD SUBMISSION

No.	Date	Submission

Title:
AXONOMETRIC

REGISTERED ARCHITECT MARK HAMMEL-GINSBERG 019034 STATE OF NEW YORK

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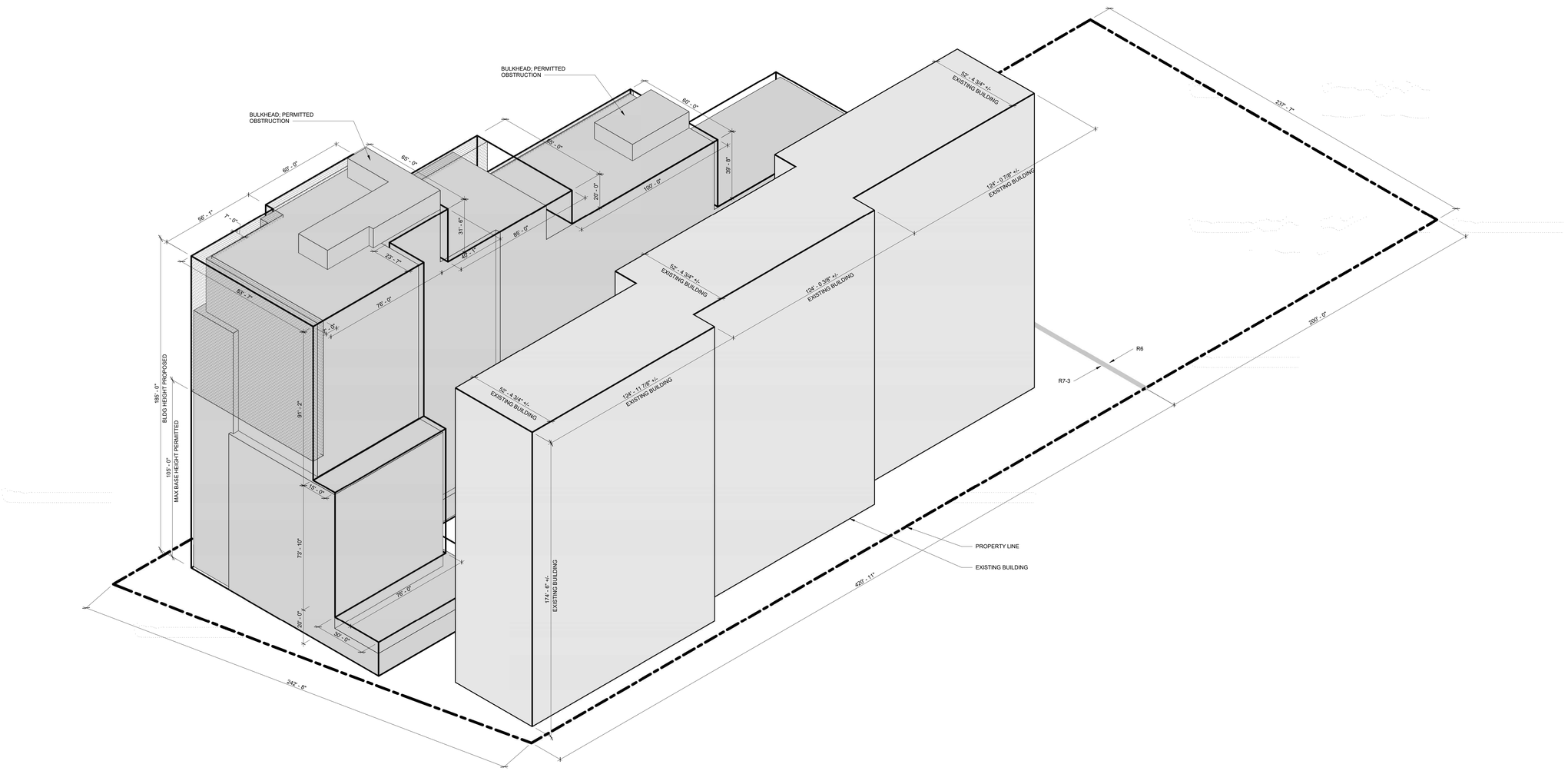

1 U-013 ZONING AXON DIAGRAM SE

LEGEND

- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- PROPOSED MAXIMUM BLDG ENVELOPE
- ILLUSTRATIVE BUILDING MASS
- PROPOSED WAIVER OF ZR 23-432 TO PERMIT ENCROACHMENTS ABOVE THE MAXIMUM BASE HEIGHT

N

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Yonkers, NY 10705

Landscape
LIZ FARRELL LANDSCAPE ARCHITECTURE
523 Sixth Avenue
Brooklyn, NY 11215

No.	Date	Revision

No.	Date	Submission
2.	06/13/25	DD SUBMISSION
1.	11/10/23	SD SUBMISSION

Title:

AXONOMETRIC

REGISTERED ARCHITECT
MARK ALLEN GINSBERG
019928
STATE OF NEW YORK

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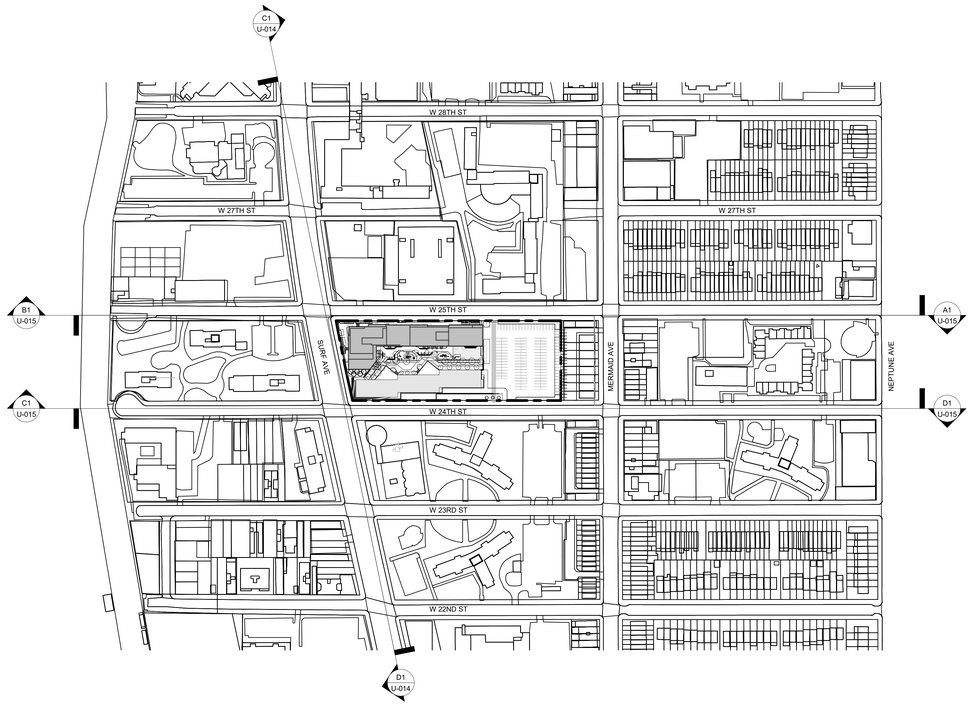
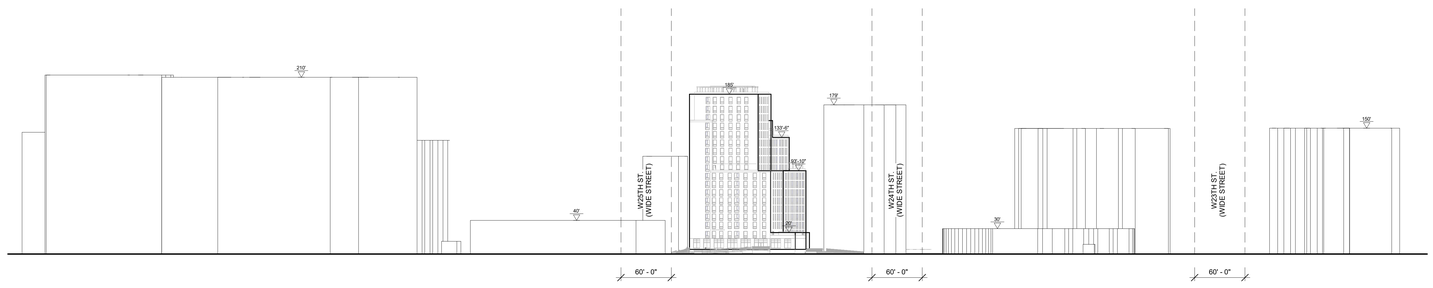
Job No.: 2021.26
Scale: 1" = 20'-0"
Drawn By: TT
Checked By: VT

U-013.00

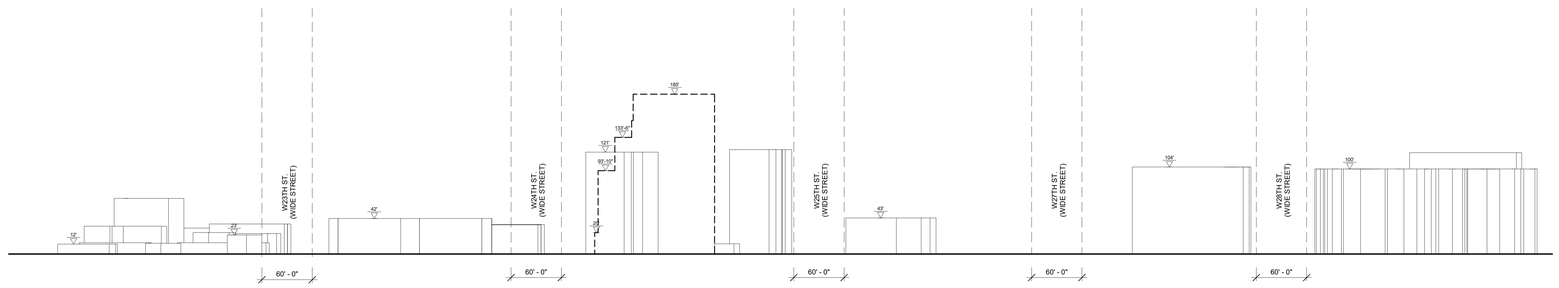
Sheet No.: 14 of 17



B1 U-014 NEIGHBORHOOD CHARACTER DIAGRAM - KEY PLAN
1" = 160'-0"



C1 U-014 SURF AVE NORTH
1/64" = 1'-0"



D1 U-014 SURF AVE SOUTH
1/64" = 1'-0"

2950 West 24th Street

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Proto Property Services LLC
3441 Kingsbridge Ave., 2nd floor
Bronx, NY 10463

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New York, New York 10004

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NEIGHBORHOOD CHARACTER DIAGRAM

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REGISTERED ARCHITECT MARK AMANDEL GINSBERG 019534 STATE OF NEW YORK

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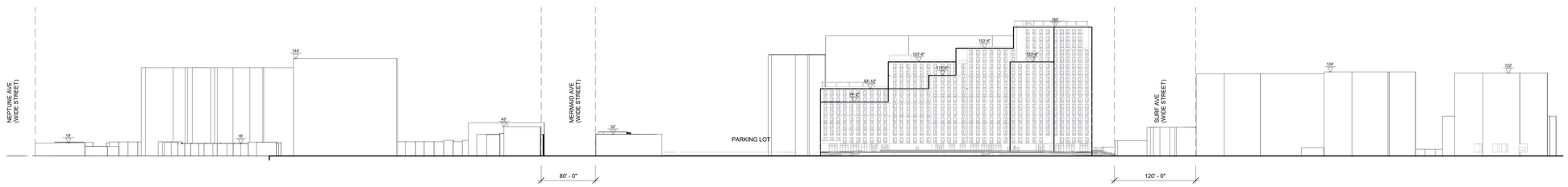
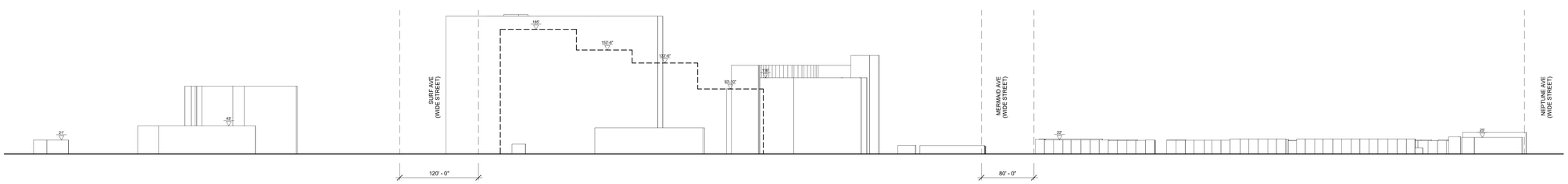


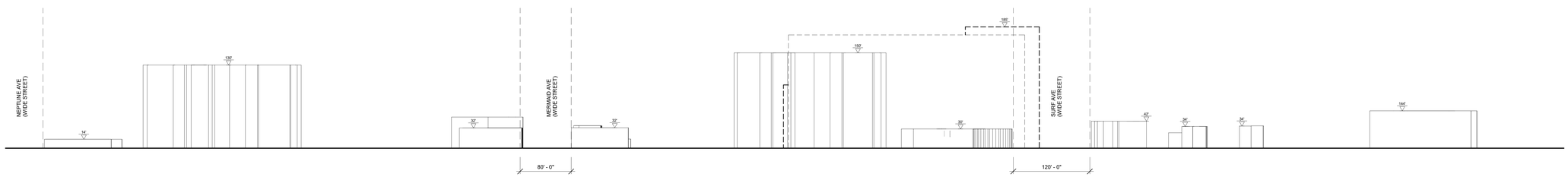
A1 U-015 WEST 25TH ST EAST
1/64" = 1'-0"



B1 U-015 WEST 25TH ST WEST
1/64" = 1'-0"



C1 U-015 WEST 24TH ST WEST
1/64" = 1'-0"



D1 U-015 WEST 24TH ST EAST
1/64" = 1'-0"

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Title:
NEIGHBORHOOD CHARACTER DIAGRAM

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REGISTERED ARCHITECT
MICHAEL RAMIREZ-GINSBERG
019939
STATE OF NEW YORK

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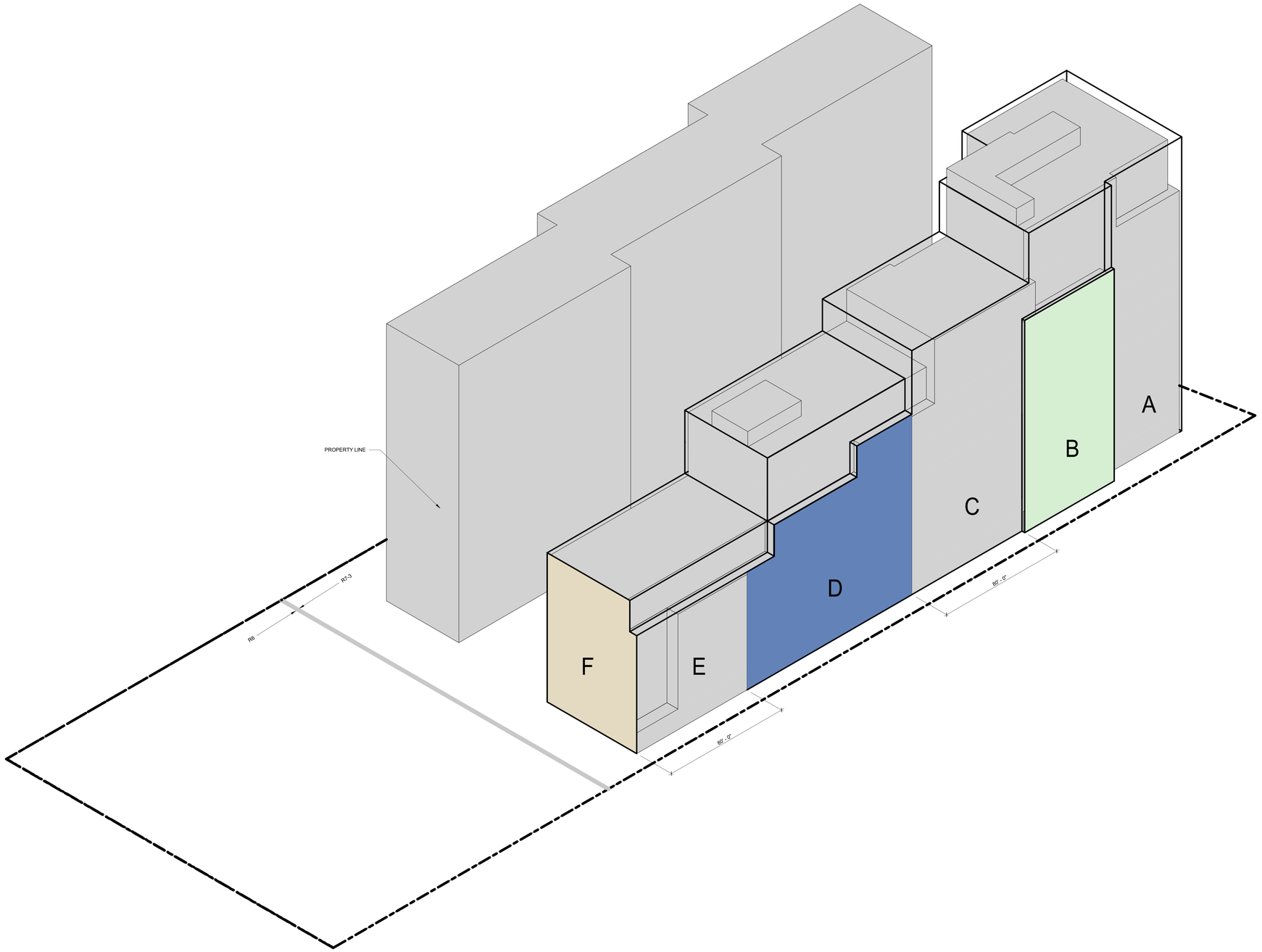

1 U-016 NORTHWEST CORNER DESIGN CONTROLS

LEGEND

- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- PROPOSED MAXIMUM BLDG ENVELOPE
- ILLUSTRATIVE BUILDING MASS
- PROPOSED WAIVER OF ZR 23-432 TO PERMIT ENCROACHMENTS ABOVE THE MAXIMUM BASE HEIGHT

DESIGN GUIDELINES

1. IN ZONES A, B, C, D, E, & F A MINIMUM OF TWO DISTINCTIVE BUILDING FACADE MATERIALS, INCLUDING GLAZING, SHALL BE UTILIZED.
2. IN ZONE B RESIDENTIAL ENTRY SHALL UTILIZE A DISTINCT MATERIAL AND MASSING CHANGE. MINIMUM WIDTH OF 40' AND MIN. HEIGHT OF MIN. BASE HEIGHT.
3. IN ZONE D A DISTINCT TEXTURE OR MASSING CHANGE SHALL BE UTILIZED WITH A MINIMUM WIDTH OF 40' AND UP TO HEIGHT OF THE SETBACK.
4. IN ZONE F A MINIMUM OF 20 SQ. FT. OF GLAZING SHALL BE INCORPORATED PER LEVEL.
5. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW WITH THE EXCEPTION OF THE BUILDING MAINTENANCE SYSTEM.

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DESIGN CONTROLS

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