

KINGSBRIDGE ARMORY

BRONX, NEW YORK BLOCK 3247 LOTS 2, 10

PROPOSED MIXED USE BUILDING
1 WEST KINGSBRIDGE ROAD
BRONX, NY 10468

ISSUED FOR ULURP FILING SET
APRIL 23, 2025

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MATERIAL KEYING LEGEND:

NO.	REVISIONS | SUBMISSIONS	DATE
2	ISSUED FOR ULURP FILING SET	04/23/2025
1	ULURP DRAFT SUBMISSION	02/28/2025

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

DRAWING TITLE:
COVER SHEET AND DRAWING LIST

Seal:

Drawn: Author

Project No.: 25001.L00

Drawing No.: Z-000

Date: 04/23/25

Scale:

Sheet 01 of 19

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5/1/2025 2:01:08 PM

THE FOLLOWING REQUESTS FOR UTILITY INFORMATION HAVE BEEN MADE.	
UTILITY	RECEIVED
WATER	03/05/15
SEWER	03/05/15
GAS	NOT YET RECEIVED
ELECTRIC	NOT YET RECEIVED
STEAM	NOT YET RECEIVED
COMM. / OTHER	ECS/VERIZON 03/09/15, CABLEVISION 03/18/15, AT&T LNS 03/05/15, SPRINT 03/10/15, SOFTDIG 11/10/15, AT&T CORE 03/05/15, LEVEL 3 07/20/15

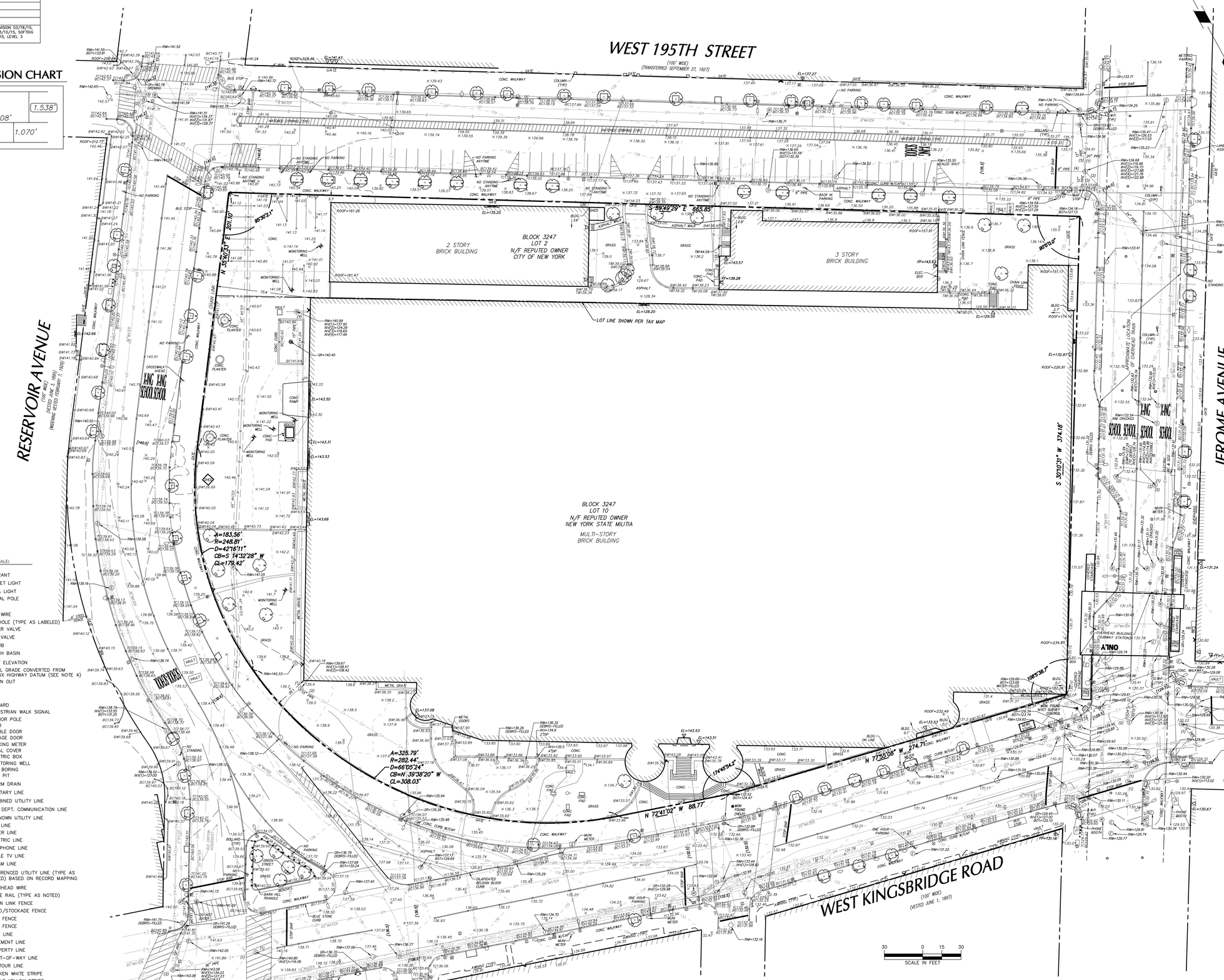
DATUM CONVERSION CHART

0.00' BOROUGH OF THE BRONX HIGHWAY DATUM		1.538'
0.00' NAVD 88	2.608'	
0.00' NGVD 29		1.070'

LEGEND (NOT SHOWN TO SCALE)

- HYDRANT
- STREET LIGHT
- AREA LIGHT
- SIGNAL POLE
- POLE
- GUY WIRE
- MANHOLE (TYPE AS LABELED)
- WATER VALVE
- GAS VALVE
- SHRUB
- CATCH BASIN
- x123.45 — SPOT ELEVATION
- [123.4] — LEGAL GRADE CONVERTED FROM BRONX HIGHWAY DATUM (SEE NOTE 4)
- CLEAN OUT
- TREE
- SIGN
- BOLLARD
- PEDESTRIAN WALK SIGNAL
- ANCHOR POLE
- DOOR
- DOUBLE DOOR
- GARAGE DOOR
- PARKING METER
- METAL COVER
- ELECTRIC BOX
- MONITORING WELL
- SOIL BORING
- TEST PIT
- D — STORM DRAIN
- S — SANITARY LINE
- COMB — COMBINED UTILITY LINE
- FDNY — FIRE DEPT. COMMUNICATION LINE
- UNK — UNKNOWN UTILITY LINE
- G — GAS LINE
- W — WATER LINE
- E — ELECTRIC LINE
- T — TELEPHONE LINE
- C — CABLE TV LINE
- ST — STEAM LINE
- (_)* — REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING
- OVERHEAD WIRE
- GUIDE RAIL (TYPE AS NOTED)
- CHAIN LINK FENCE
- WOOD/STOCKADE FENCE
- WIRE FENCE
- IRON FENCE
- TREE LINE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- 322 — CONTOUR LINE

BWS	BROKEN WHITE STRIPE
SYS	SINGLE YELLOW STRIPE
CC	CONCRETE CURB
CONC	CONCRETE
DYS	DOUBLE YELLOW STRIPE
SWS	SINGLE WHITE STRIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
CMP	CORRUGATED METAL PIPE
NVP	NO VISIBLE PIPE
EP	EDGE OF PAVEMENT
LSA	LANDSCAPED AREA
(S)	SURVEYED BEARING & DISTANCE
(D)	DEED BEARING & DISTANCE




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

SITE DATA		LIST OF REQUIRED ACTIONS	NOTES
Block:	3247	1.DISPOSITION OF CITY OWNED LAND PURSUANT TO NEW YORK CITY CHARTER SECTION 197-c	
Lots:	2 & 10	2. ZONING MAP AMENDMENT TO REZONE THE DEVELOPMENT SITE FROM C4-4 TO AN M1-4A/R7-2 (MX) TO ALLOW FOR MANUFACTURING USES.	
Street Address:	1 WEST KINGSBRIDGE RD	3. ZONING TEXT AMENDMENTS TO ZR SECTION 74-182(b) TO INCREASE INDOOR ARENA CAPACITY FROM 6,000 TO 17,000 PERSONS	
Existing Zoning:	C4-4	4. SPECIAL PERMIT PURSUANT TO ZR SECTION 74- 195 TO ALLOW A PUBLIC PARKING GARAGE WITH A CAPACITY OF GREATER THAN 150 PARKING SPACES	
Proposed Zoning:	M1-4A/R7-2	5. SPECIAL PERMIT PURSUANT TO ZR SECTION 74-182(b)TO ALLOW AN INDOOR ARENA WITH A CAPACITY FROM OF UP TO 17,000 PERSONS AND PERMIT MODIFICATIONS OF SIGNAGE AND LOADING REQUIREMENTS	
Community District:	7, Bronx		
Zoning Section Map:	3c		
Tax Lot 2 Lot Area:	50,432.03		
Tax Lot 10 Lot Area:	245,715.24		
Zoning Lot Area	296,147.27		

ZR - Section	Title	Description	Required	Exist. to Remain	Proposed New	Total	Compliance / Notes
22-10, 42-00, 123-20, 123-31(c)	USES	USE GROUP I, II, III, IV, V, VI, VII, VIII, IX, X			II, IIIB, VI, VII, VIII, IX & X	II, IIIB, VI, VII, VIII, IX & X	DOES NOT COMPLY- SPECIAL PERMITS REQUIRED PER 74-195 & 123-90
23-12	MIN LOT AREA	CORNER LOT 296,147.27 SQ. FT.					OK
	FAR	M1-4A/R7-2					
123-623(a)(3), 123-622, 23-22		RESIDENTIAL QUALIFYING AFFORDABLE	5.01		1.23		OK
123-623(a)(1), 43-13		COMMERCIAL / MANUFACTURING	5.00		1.68	3.23	OK
123-621, 24-11		COMMUNITY FACILITY	6.50		0.32		OK
	FLOOR AREA	M1-4A/R7-2					
123-623(a)(3), 123-622, 23-22		RESIDENTIAL QUALIFYING AFFORDABLE					
		296,147.27 X 5.01 =	1,483,697.82		364,723.14	364,723.14	OK
123-623(a)(1), 43-13		COMMERCIAL / MANUFACTURING					
		OFFICES UG VII			31,308.00	31,308.00	
		ARENA UG VIII			333,141.00	333,141.00	
		ENTERTAINMENT / AMUSEMENT UG VIIII			107,631.00	107,631.00	
		PUBLIC PARKING GARAGE UG IX			1,983.00	1,983.00	
		RETAIL UG VI			20,751.00	20,751.00	
		LIGHT MANUFACTURING XI			2,000.00	2,000.00	
		296,147.27 X 5.00 =	1,480,736.35		496,814.00	496,814.00	OK
123-621, 24-11		COMMUNITY FACILITY					
		296,147.27 X 6.50 =	1,924,957.26		95,590.00	95,590.00	OK
123-623(a)(4)		TOTAL DEVELOPMENT					
		296,147.27 X 6.50 =	1,924,957.26		957,127.14	957,127.14	OK
	ACCESSORY OFF-STREET PARKING						
		RESIDENTIAL - OUTER TRANSIT ZONE					
123-72, 25-222		STANDARD RESIDENCES 25% # OF UNITS	N/A	N/A	0		OK
123-72, 25-222		QUALIFYING AFFORDABLE NONE REQUIRED	N/A	N/A	0		OK
123-71, 44-21		COMMERCIAL NONE REQUIRED	N/A	N/A	248	328	DOES NOT COMPLY- SPECIAL PERMIT REQUIRED PER 74-195
123-71, 44-21		COMMERCIAL NONE REQUIRED	N/A	N/A	80		OK
123-71, 44-21		MANUFACTURING NONE REQUIRED	N/A	N/A	0		OK
123-72, 25-31		COMM. FACILITY NONE REQUIRED	N/A	N/A	0		

K1 ZONING ANALYSIS

NTS

SQUARE FOOTAGE BREAKDOWN

FLOOR	FLOOR	GROSS	COMMUNITY FACILITY			COMMERCIAL			MANUFACTURING			PARKING	RESIDENTIAL									
													GROSS	CORRIDOR DEDUCTION			REFUSE	AMENITIES	ULTRA-LOW	STAIR	MECH	
		SQ. FT.	GROSS SQ. FT.	DEDUCTIONS	ZONING FLOOR AREA	GROSS SQ. FT.	DEDUCTIONS	ZONING FLOOR AREA	GROSS SQ. FT.	DEDUCTIONS	ZONING FLOOR AREA	GROSS SQ. FT.	SQ. FT.	NET SF	LENGTH OF CORRIDOR	CORRIDOR TERMINATION	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	ZONING FLOOR AREA
ARMORY	C-A	185,068.00				93,019.00			92,049.00													
ARMORY	B-A	123,970.00	25,275.00		25,275.00	96,695.00		96,695.00	2,000.00		2,000.00											
ARMORY	1-A	184,033.00	55,794.00		55,794.00	128,239.00		128,239.00														
ARMORY	2-A	156,438.00	14,521.00		14,521.00	141,917.00		141,917.00														
ARMORY	3-A	103,265.00				103,265.00		103,265.00														
RESIDENTIAL	C-R	38,739.21										38,739.21										
RESIDENTIAL	1-R	33,033.66				19,787.00		19,787.00				3,424.06	9,822.60							88.00	4,632.80	5,101.80
RESIDENTIAL	2-R	31,446.00				4,911.00		4,911.00					26,535.00	2,491.33			87.00	6,020.00		88.00	4,593.00	15,747.00
RESIDENTIAL	3-R	33,774.16				4,911.00	4,911.00						28,863.16	2,933.94			87.00	6,809.00		88.00	232.00	21,647.16
RESIDENTIAL	4-R	30,049.14											30,049.14	2,638.06			111.00	2,828.00		88.00	296.00	26,726.14
RESIDENTIAL	5-R	28,427.87											28,427.87	2,337.36			117.00			88.00	312.00	27,910.87
RESIDENTIAL	6-R	28,427.87											28,427.87	2,337.36			117.00			88.00	312.00	27,910.87
RESIDENTIAL	7-R	28,427.87											28,427.87	2,337.36			117.00			88.00	312.00	27,910.87
RESIDENTIAL	8-R	28,427.87											28,427.87	2,337.36			117.00			88.00	312.00	27,910.87
RESIDENTIAL	9-R	28,427.87											28,427.87	2,337.36			117.00			88.00	312.00	27,910.87
RESIDENTIAL	10-R	28,427.87											28,427.87	2,337.36			117.00			88.00	312.00	27,910.87
RESIDENTIAL	11-R	28,276.16											28,276.16	2,338.06			117.00			88.00	312.00	27,759.16
RESIDENTIAL	12-R	25,207.42											25,207.42	2,446.40			99.00			88.00	264.00	24,756.42
RESIDENTIAL	13-R	22,553.95											22,553.95	2,037.61			87.00			88.00	232.00	22,146.95
RESIDENTIAL	14-R	22,553.95											22,553.95	2,037.61			87.00			88.00	232.00	22,146.95
RESIDENTIAL	15-R	22,553.95											22,553.95	2,037.61			87.00			88.00	232.00	22,146.95
RESIDENTIAL	16-R	9,288.39											9,288.39	930.56			33.00			88.00	88.00	9,079.39
TOTAL	TOTAL	1,220,817.21	95,590.00	0.00	95,590.00	592,744.00	4,911.00	494,814.00	94,049.00	0.00	2,000.00	42,163.27	396,270.94	33,915.34	0.00	0.00	1,497.00	15,657.00	0.00	1,408.00	12,985.80	364,723.14

A1 FLOOR AREA OF PROJECT

NTS

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DRAWING TITLE:
ZONING ANALYSIS

Seal:

Drawn: Author

Project No.: 25001.L00

Drawing No.: Z-002

Date: 04/23/25

Scale:

Sheet 03 of 19

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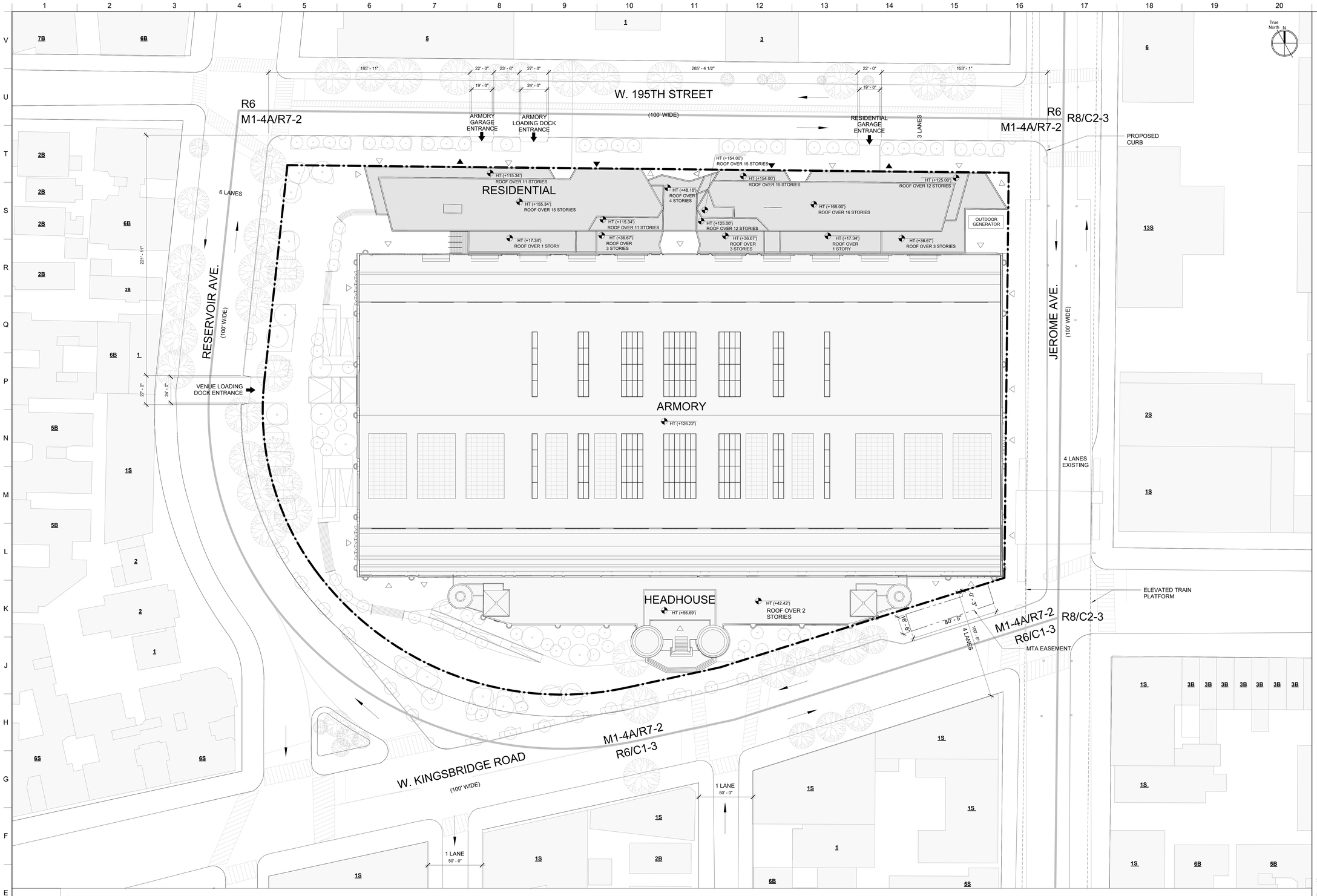

E1 SITE PLAN

1" = 30'-0"

LEGEND

0 16' 32' 64'

1" = 30' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- LOADING/PARKING ACCESS POINT
- ROAD DIRECTION
- M1-4A / R7-2 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/BASEMENT
- 1S — # STORIES W/STORE
- 60' — BUILDING HEIGHT
- HT (+80.00') — ILLUSTRATIVE BUILDING HEIGHT
- ILLUSTRATIVE BUILDING LINE
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- SPECIAL DISTRICT BOUNDARY
- EXISTING STREET TREE
- PROPOSED STREET TREE
- FIRE HYDRANT
- BUS — EXISTING BUS STOP
- R — RESERVOIR SPACE
- TRAFFIC LIGHT
- STREET LAMP
- STREET LAMP WITH TRAFFIC LIGHT
- MH — EXISTING MANHOLE
- P — EXISTING POST
- CB — EXISTING CATCH BASIN
- EXISTING SIDWALK VENT
- AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- VEHICLE ENTRANCE / EXIT
- 18'- 0" / 8'- 6" / R-00 — RESERVOIR SPACE
- MTA EASEMENT

GENERAL NOTES

1. All elevations indicated are in reference to the base plane elevation assumed to be 0'-0." With reference to the North American Datum of 1988 (NAVD88) the site base plane elevation is 135.52'.
2. Additional entrances for ground floor residential, community facilities, and secondary entry and egress permitted. Location of all entrances and exits are shown for illustrative purposes and subject to change.
3. Applicant's stamp and seal correspond to the information regarding the development site, zoning lot, and related curb cuts. Information regarding the surrounding properties is for illustrative purposes only, and may not be exact. The architect bears no responsibility for inexact information on surrounding properties.
4. All existing context building footprints are per NYC PLUTO database. Context building lines are illustrative with heights taken from Zola and Google Earth.
5. Project heights are measured from the base plan.
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7. Location of interior partitions and ground floor uses are for illustrative purposes only and are subject to change.
8. Floor area computations – other than for arena use – for each level are provided above for informational purposes only and are subject to change.
9. All landscaping and open space improvements shown in the public right of way are subject to approval by NYC Department of Transportation.

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DRAWING TITLE:
ZONING SITE PLAN

Seal:

Drawn: Author
Project No.: 25001.L00
Drawing No.: Z-003
Date: 04/23/25
Scale: As indicated
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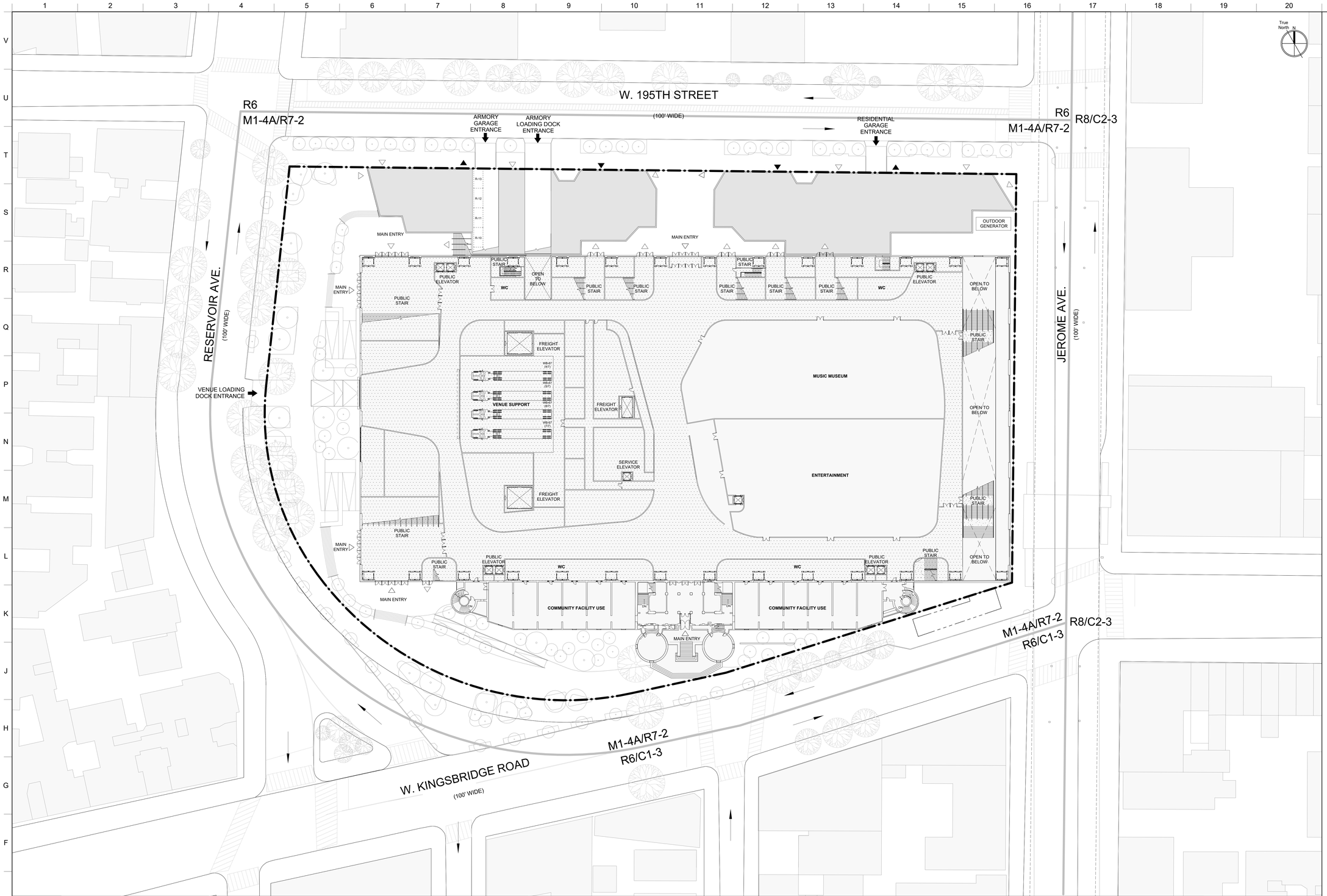

E1 LEVEL 1 (DRILL HALL)

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LEGEND

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DRAWING TITLE:
LEVEL 1 (DRILL HALL) LEVEL PLAN

Seal:

Drawn: Author
Project No.: 25001.L00
Drawing No.: Z-010
Date: 04/23/25
Scale: As indicated
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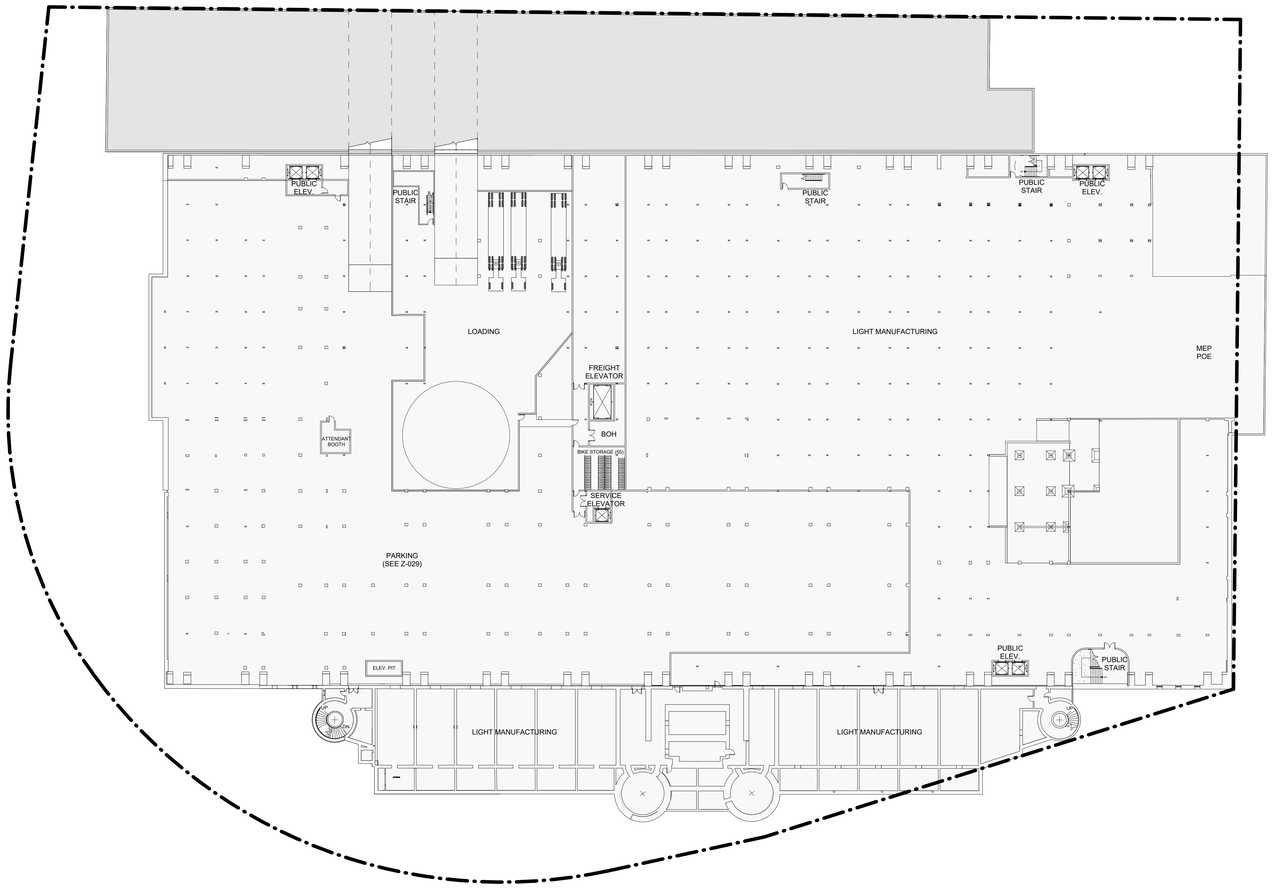

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LEGEND

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MATERIAL KEYING LEGEND:

NO.	REVISIONS | SUBMISSIONS	DATE
2	ISSUED FOR ULURP FILING SET	04/23/2025
1	ULURP DRAFT SUBMISSION	02/28/2025

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SCAPE LANDSCAPE ARCHITECTURE, DPC
277 Broadway, 9th Floor, New York, NY 10007 212-462-2628
LANGAN, LLC
368 Ninth Avenue, 8th Floor, New York, NY 10001 212-479-5400

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

DRAWING TITLE:
CELLAR LEVEL PLAN

Seal:

Drawn: Author
Project No.: 25001.L00
Drawing No.: Z-011
Date: 04/23/25
Scale: As indicated
Sheet 06 of 19

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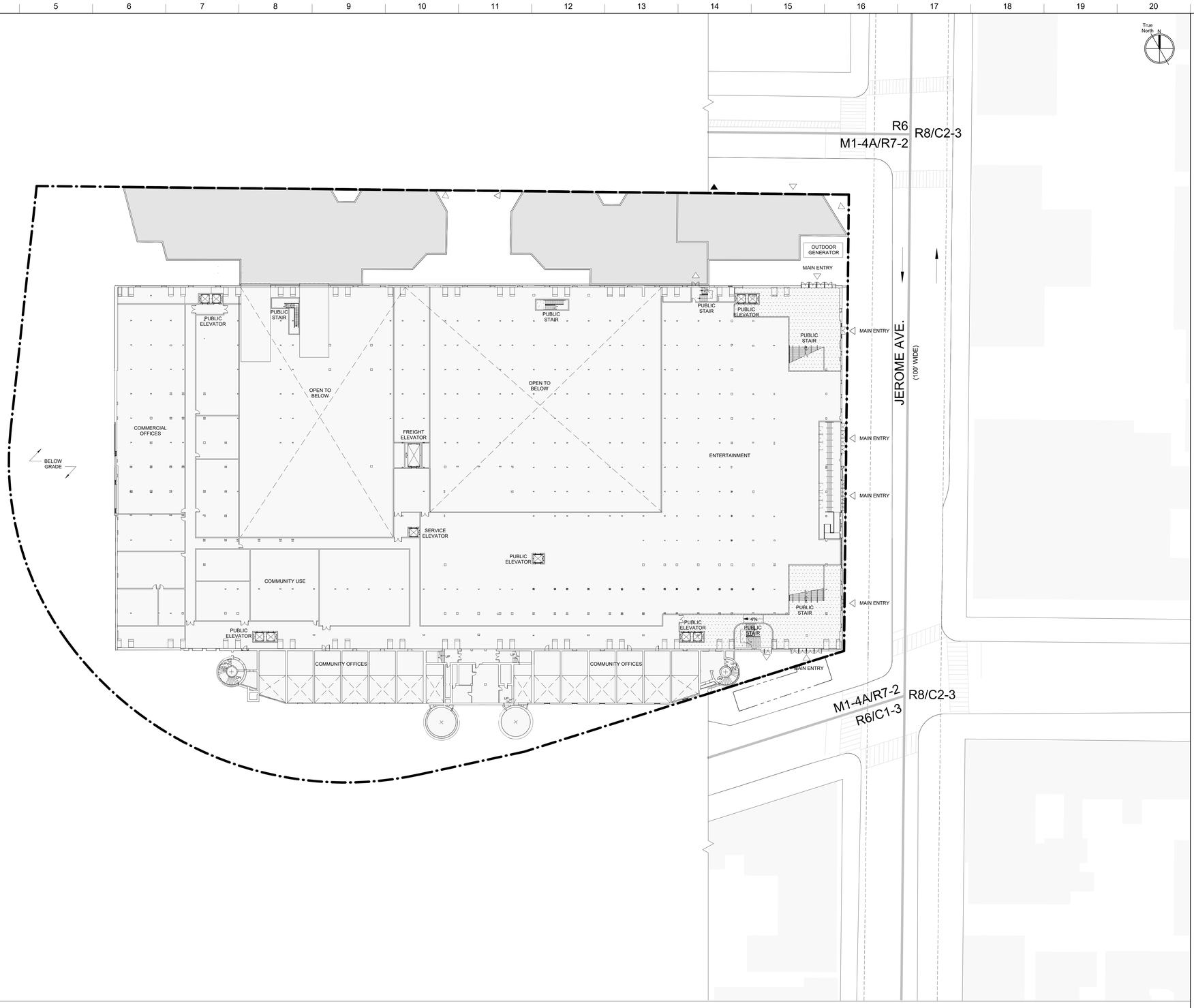

1 BASEMENT

1" = 30'-0"

LEGEND

0 16' 32' 64'

1" = 30' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- LOADING/PARKING ACCESS POINT
- ROAD DIRECTION
- M1-4A / R7-2 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/BASEMENT
- 1S — # STORIES W/STORE
- 60' — BUILDING HEIGHT
- HT (+80.00') — ILLUSTRATIVE BUILDING HEIGHT
- ILLUSTRATIVE BUILDING LINE
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- SPECIAL DISTRICT BOUNDARY
- EXISTING STREET TREE
- PROPOSED STREET TREE
- FIRE HYDRANT
- BUS — EXISTING BUS STOP
- R — RESERVOIR SPACE
- TRAFFIC LIGHT
- STREET LAMP
- STREET LAMP WITH TRAFFIC LIGHT
- MH — EXISTING MANHOLE
- P — EXISTING POST
- CB — EXISTING CATCH BASIN
- EXISTING SIDWALK VENT
- AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- VEHICLE ENTRANCE / EXIT
- 18'- 0" / 8'- 6" R-00 — RESERVOIR SPACE
- MTA EASEMENT

GENERAL NOTES

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LANGAN, LLC
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1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
BASEMENT LEVEL PLAN

Seal:

Drawn: Author
Project No.: 25001.L00
Drawing No.: Z-012
Date: 04/23/25
Scale: As indicated
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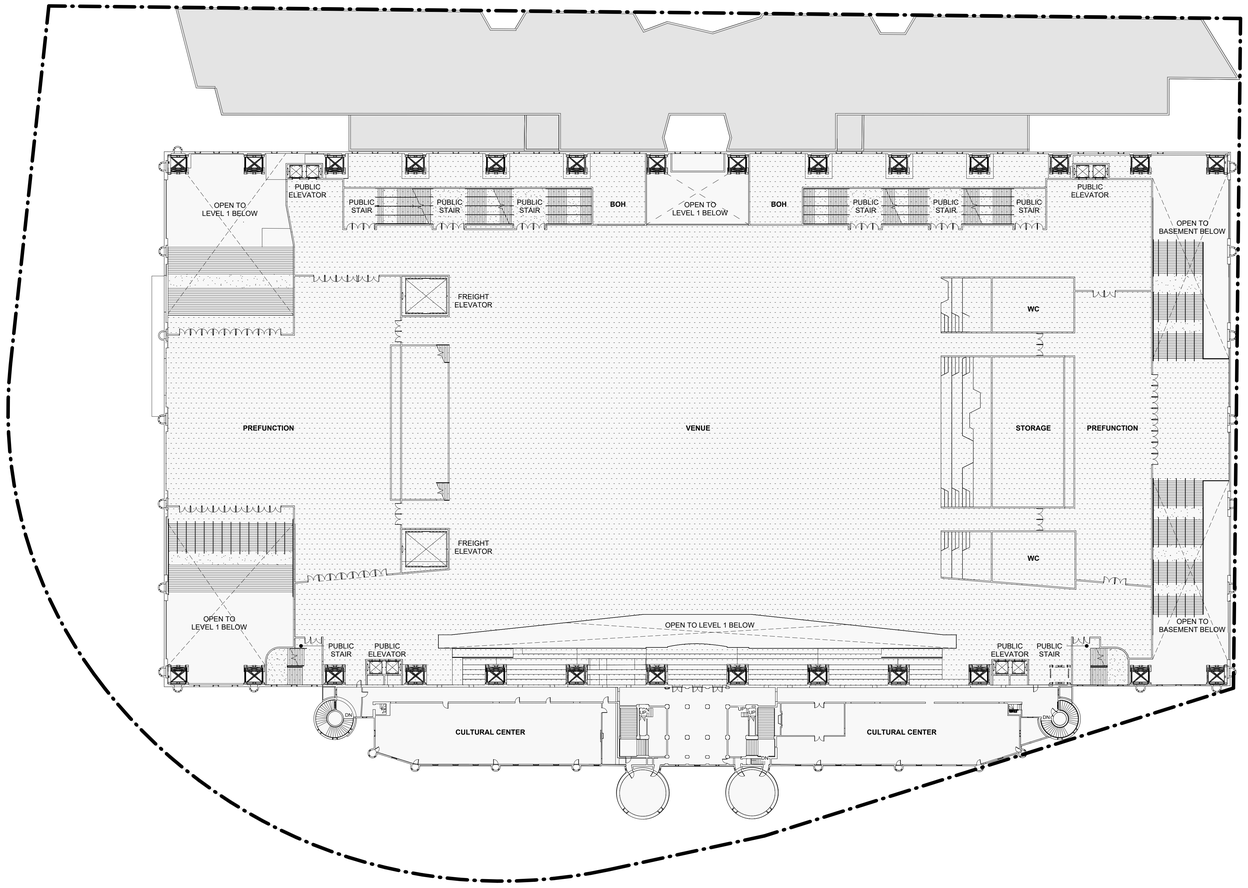

E1 LEVEL 2 (BALCONY)

1" = 30'-0"

LEGEND

0 16' 32' 64'

1" = 30' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- LOADING/PARKING ACCESS POINT
- ROAD DIRECTION
- M1-4A / R7-2 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/BASEMENT
- 1S — # STORIES W/STORE
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- ILLUSTRATIVE BUILDING LINE
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- SPECIAL DISTRICT BOUNDARY
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True North N

MATERIAL KEYING LEGEND:

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

DRAWING TITLE:
LEVEL 2 PLAN

Seal:

Drawn: Author
Project No.: 25001.L00
Date: 04/23/25
Scale: As indicated
Drawing No.: Z-013
Sheet 08 of 19

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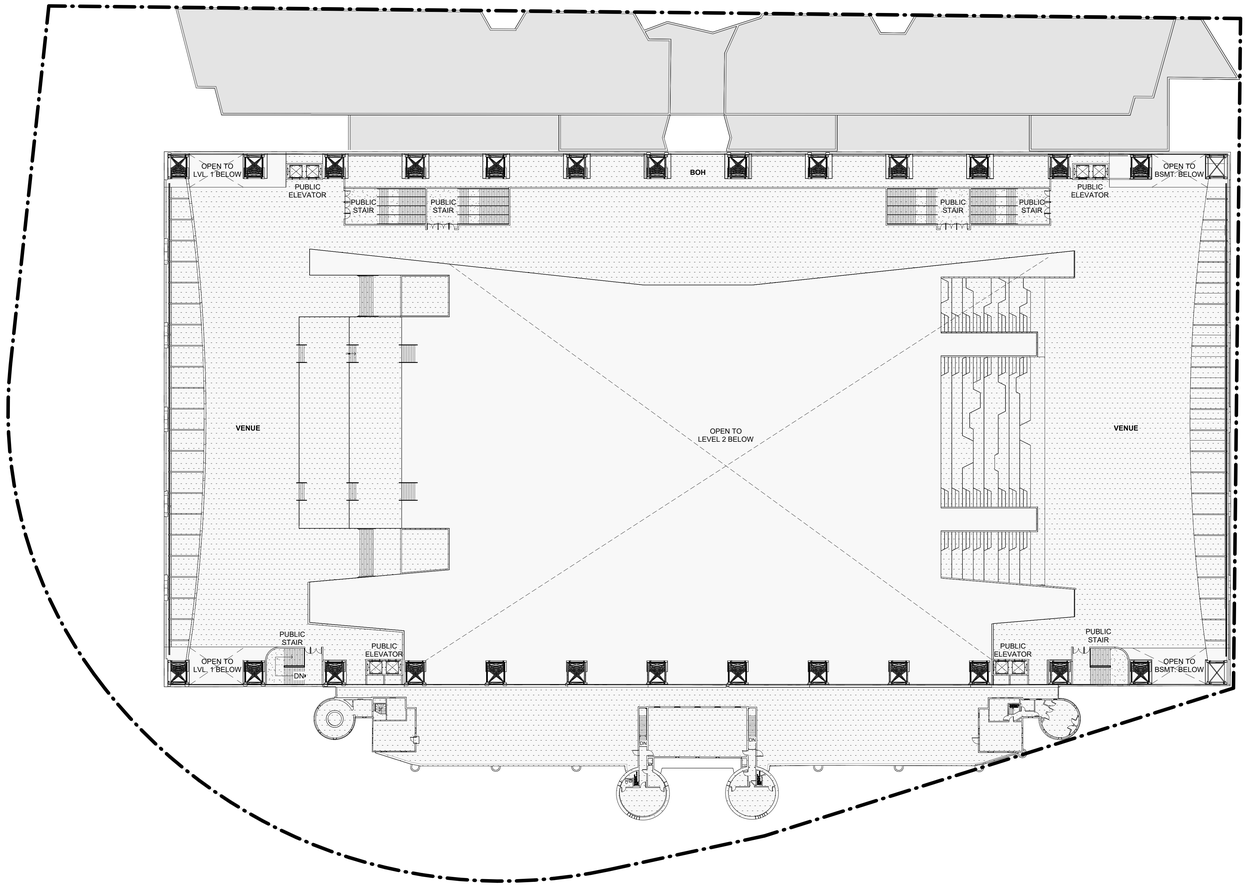

E1 LEVEL 3

1" = 30'-0"

LEGEND

0 16' 32' 64'

1" = 30' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- LOADING/PARKING ACCESS POINT
- ROAD DIRECTION
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- 7 — # STORIES
- 3B — # STORIES W/BASEMENT
- 1S — # STORIES W/STORE
- 60' — BUILDING HEIGHT
- HT (+80.00') — ILLUSTRATIVE BUILDING HEIGHT
- ILLUSTRATIVE BUILDING LINE
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True North N

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

DRAWING TITLE:
LEVEL 3 PLAN

Seal:

Drawn: Author
Project No.: 25001.L00
Drawing No.: Z-014
Date: 04/23/25
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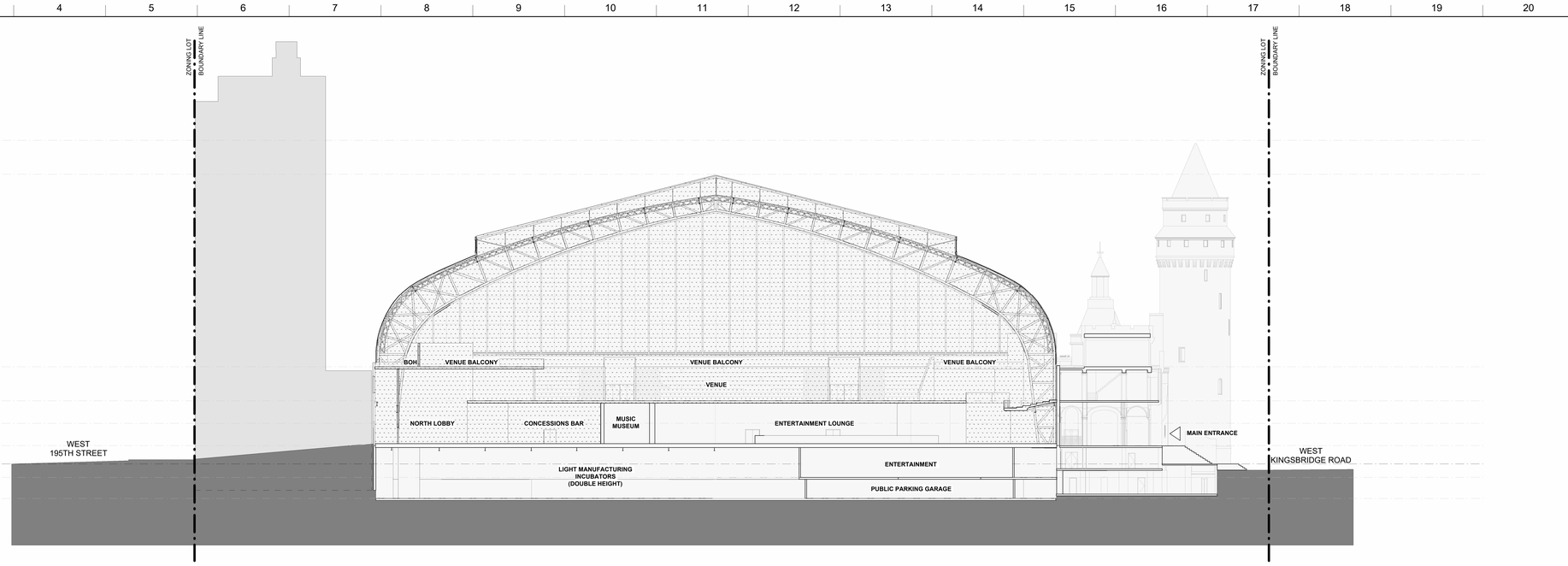
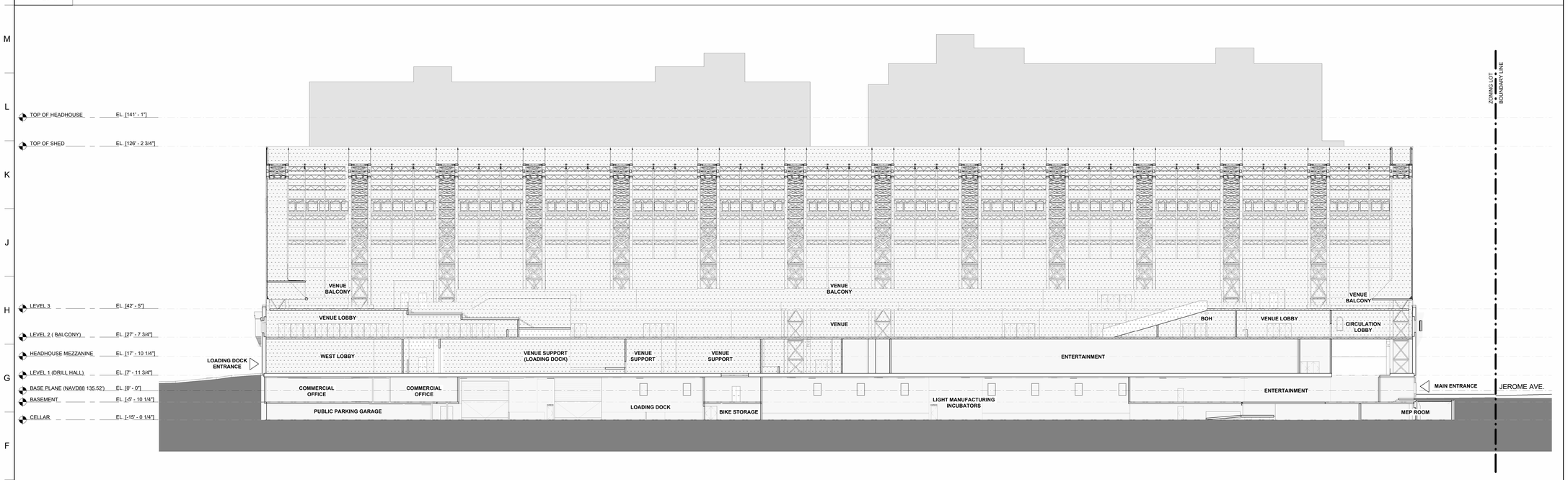


N1 Building Section NS

1" = 20'-0"



E1 Building Section EW

1" = 20'-0"

LEGEND

0 10' 20' 40'

1" = 20' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

M1-4A / R7-2 — ZONING DISTRICT

HT (+85.00') / HT (+80.00') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT

ZONING LOT LINE

ILLUSTRATIVE BUILDING LINE

PROPOSED MAXIMUM BUILDING ENVELOPE

AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)

EXISTING BUILDING FOOTPRINT

PROPOSED BUILDING FOOTPRINT

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1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
ZONING SECTIONS

Seal:

Drawn: Author
Project No.: 25001.L00
Drawing No.: Z-020
Date: 04/23/25
Scale: As indicated
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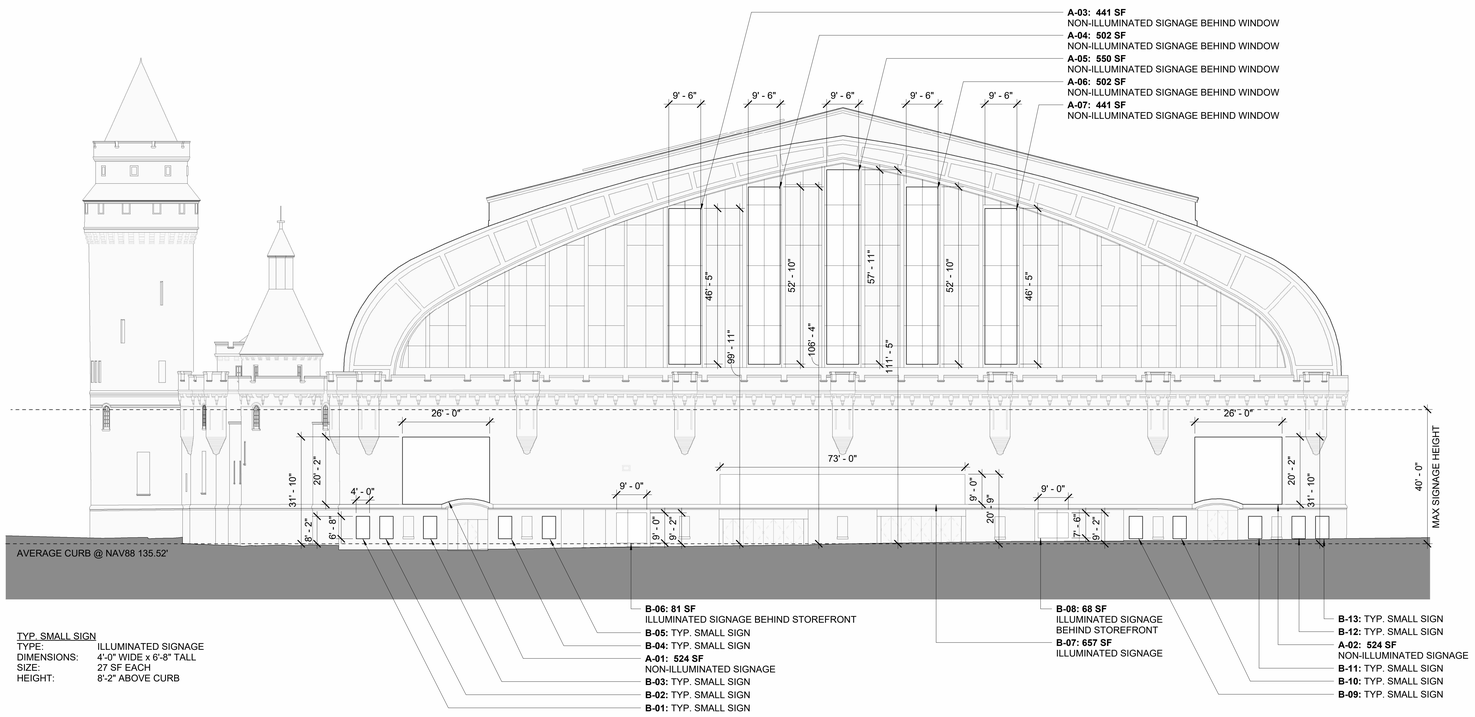
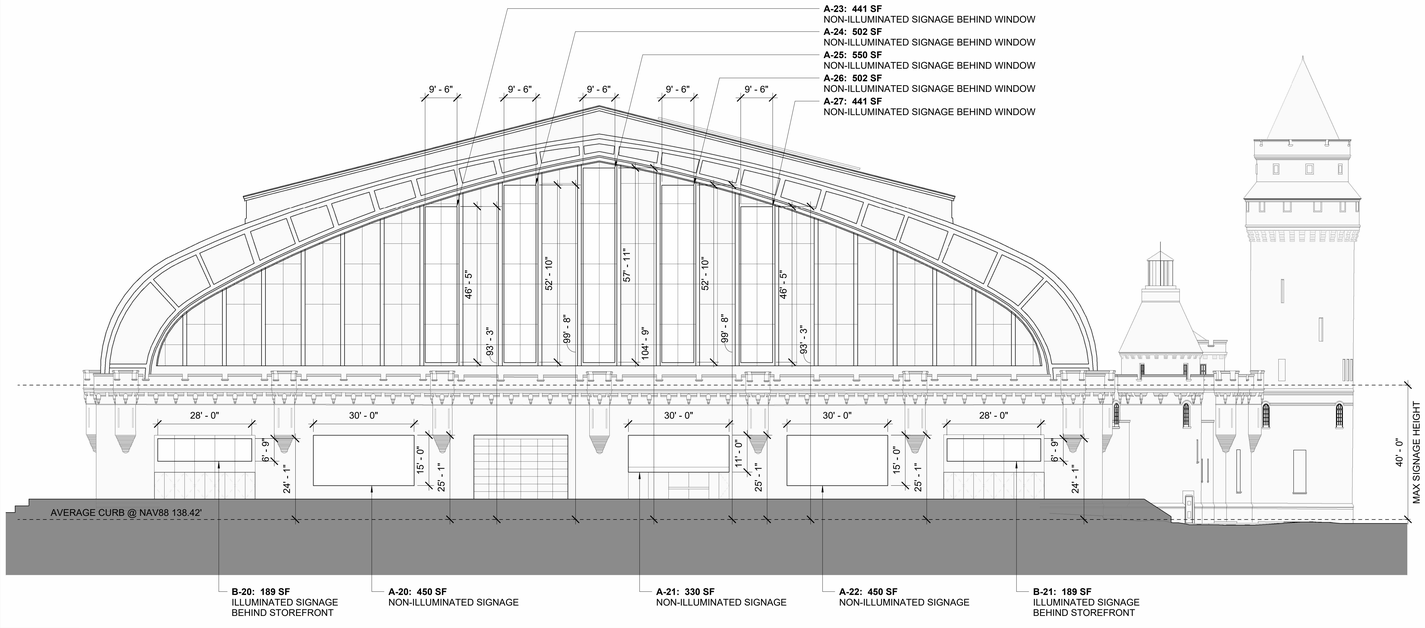


TYP. SMALL SIGN
TYPE: ILLUMINATED SIGNAGE
DIMENSIONS: 4'-0" WIDE x 6'-8" TALL
SIZE: 27 SF EACH
HEIGHT: 8'-2" ABOVE CURB

M1 EAST ELEVATION WITH SIGNAGE

1/16" = 1'-0"



E1 WEST ELEVATION WITH SIGNAGE

1/16" = 1'-0"

LEGEND

0 8' 16' 32'

1/16" = 1' - 0"

GRAPHIC APPLICABLE TO ALL
NON-DIMENSIONED ELEMENTS

M1-4A / R7-2 — ZONING DISTRICT

HT (+85.00') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT
HT (+80.00') — ILLUSTRATIVE BUILDING HEIGHT

ZONING LOT LINE

ILLUSTRATIVE BUILDING LINE

PROPOSED MAXIMUM BUILDING ENVELOPE

AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)

EXISTING BUILDING FOOTPRINT

PROPOSED BUILDING FOOTPRINT

SIGNAGE CALCULATIONS

Jerome Street Frontage: 374.18'
West Kingsbridge Road: 514.83'
Reservoir Avenue: 559.10'

	ITEMS	PERMITTED/ REQUIRED	PROPOSED NEW		COMPLIANCE
32-641	**SIGNAGE AREA - TOTAL ALL SIGNS**	FIVE TIMES THE STREET FRONTAGE OF THE ZONING LOT, BUT IN NO EVENT MORE THAN 500 SF ON EACH FRONTAGE	JEROME RESERVOIR KINGSBRIDGE	4,560 SF 4,044 SF 1,801 SF	DOES NOT COMPLY - SPECIAL PERMIT REQUIRED PER 74-182(b)
32-642	**SIGNAGE AREA - NON-ILLUMINATED SIGNS**	FIVETIMES THE STREET FRONTAGE OF THE ZONING LOT, BUT IN NO EVENT MORE THAN 500 SF ON EACH FRONTAGE	JEROME RESERVOIR KINGSBRIDGE	3,484 SF 3,666 SF 1,084 SF	DOES NOT COMPLY - SPECIAL PERMIT REQUIRED PER 74-182(b)
32-643	**SIGNAGE AREA - ILLUMINATED SIGNS**	FIVE TIMES THE STREET FRONTAGE OF THE ZONING LOT, BUT IN NO EVENT MORE THAN 500 SF ON EACH FRONTAGE	JEROME RESERVOIR KINGSBRIDGE	1,076 SF 378 SF 717 SF	DOES NOT COMPLY - SPECIAL PERMIT REQUIRED PER 74-182(b)
32-655	**MAX SIGNAGE HEIGHT**	NO SIGN SHALL EXTEND 40'-0" ABOVE CURB LEVEL	106'-4"		DOES NOT COMPLY - SPECIAL PERMIT REQUIRED PER 74-182(b)

	FRONTAGE & TYPE			SIZE		HEIGHT	
SIGN	JEROME	RESERVOIR	KINGSBRIDGE	PERMITTED	PROPOSED	PERMITTED	PROPOSED
A-01	Non-illuminated				524 sf		31'-10"
A-02	Non-illuminated				524 sf		31'-10"
A-03	Non-illuminated				441 sf		99'-11"
A-04	Non-illuminated			500 SF	502 sf	40'	106'-4"
A-05	Non-illuminated				550 sf		111'-5"
A-06	Non-illuminated				502 sf		106'-4"
A-07	Non-illuminated				441 sf		99'-11"
SUBTOTAL JEROME NON-ILLUMINATED				500 SF	3,484 SF	40'	106'-4"
A-20		Non-illuminated			450 sf		25'-1"
A-21		Non-illuminated			330 sf		25'-1"
A-22		Non-illuminated			450 sf		25'-1"
A-23		Non-illuminated			441 sf		93'-3"
A-24		Non-illuminated		500 SF	502 sf	40'	99'-8"
A-25		Non-illuminated			550 sf		104'-9"
A-26		Non-illuminated			502 sf		99'-8"
A-27		Non-illuminated			441 sf		93'-3"
SUBTOTAL RESERVOIR NON-ILLUMINATED				500 SF	3,666 SF	40'	104'-9"
A-40			Non-illuminated		182 sf		84'-8"
A-41			Non-illuminated		117 sf		26'-3"
A-42			Non-illuminated	500 SF	117 sf	40'	26'-3"
A-43			Non-illuminated		182 sf		84'-8"
A-44			Non-illuminated		486 sf		30'-11"
SUBTOTAL KINGSBRIDGE NON-ILLUMINATED				500 SF	1,084 SF	40'	84'-8"
TOTAL NON-ILLUMINATED				1,500 SF	9,318 SF	40'	106'-4"

B-01	Illuminated				27 sf		8'-2"
B-02	Illuminated				27 sf		8'-2"
B-03	Illuminated				27 sf		8'-2"
B-04	Illuminated				27 sf		8'-2"
B-05	Illuminated				27 sf		8'-2"
B-06	Illuminated				81 sf		9'-2"
B-07	Illuminated			500 SF	657 sf	40'	20'-9"
B-08	Illuminated				68 sf		9'-2"
B-09	Illuminated				27 sf		8'-2"
B-10	Illuminated				27 sf		8'-2"
B-11	Illuminated				27 sf		8'-2"
B-12	Illuminated				27 sf		8'-2"
B-13	Illuminated				27 sf		8'-2"
SUBTOTAL JEROME ILLUMINATED				500 SF	1,076 SF	40'	20'-9"
B-20		Illuminated			189 sf		24'-1"
B-21		Illuminated			189 sf		24'-1"
SUBTOTAL RESERVOIR ILLUMINATED				500 SF	378 SF	40'	24'-1"
B-40			Illuminated		217 sf		29'-11"
B-41			Illuminated		500 sf		15'-6"
SUBTOTAL KINGSBRIDGE ILLUMINATED				500 SF	717 SF	40'	29'-11"
TOTAL NON-ILLUMINATED				1,500 SF	2,171 SF	40'	29'-11"

JEROME TOTAL SIGNS	500 SF	4,560 SF	40'	106'-4"
RESERVOIR TOTAL SIGNS	500 SF	4,044 SF	40'	104'-9"
KINGSBRIDGE TOTAL SIGNS	500 SF	1,801 SF	40'	84'-8"
TOTAL SIGNS	**1,500 SF**	**8,604 SF**	**40'**	**106'-4"**

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

DRAWING TITLE:
SIGNAGE WAIVER - ELEVATIONS & CALCULATIONS

Seal:

Drawn: Author
Project No.: 25001.L00
Drawing No.:
Date: 04/23/25
Scale: As indicated
Sheet 11 of 19

Z-021

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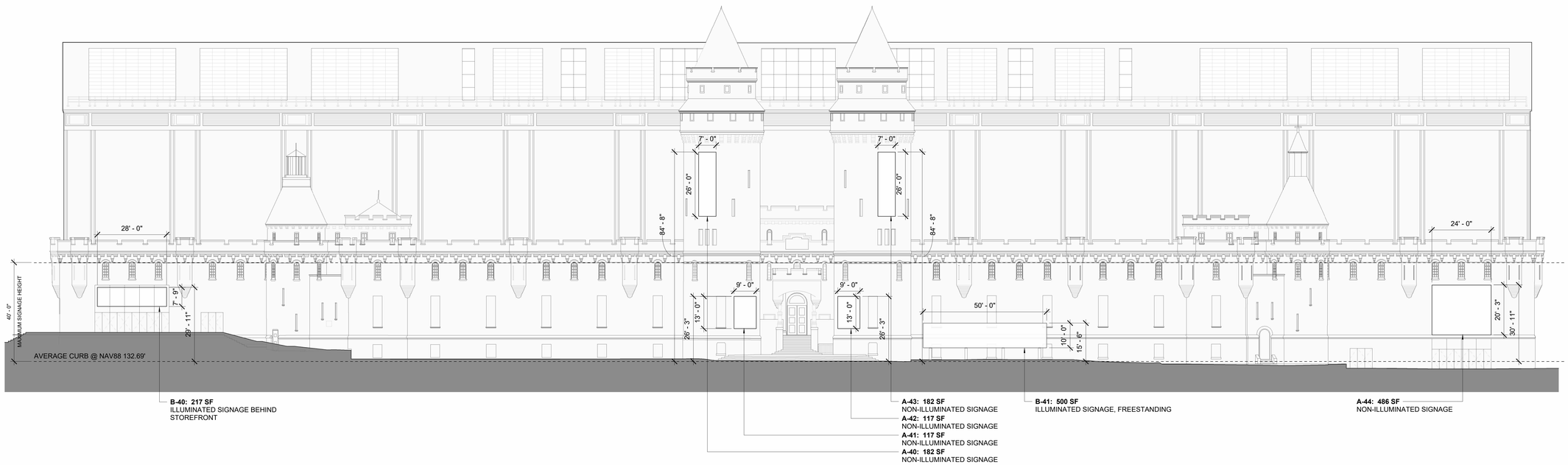

E1 SOUTH ELEVATION WITH SIGNAGE

1/16" = 1'-0"

LEGEND

0 8' 16' 32'

1/16" = 1' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

M1-4A / R7-2 — ZONING DISTRICT

HT (+85.00') / HT (+80.00') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT

ZONING LOT LINE

ILLUSTRATIVE BUILDING LINE

PROPOSED MAXIMUM BUILDING ENVELOPE

AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)

EXISTING BUILDING FOOTPRINT

PROPOSED BUILDING FOOTPRINT

GENERAL NOTES

1. All elevations indicated are in reference to the base plane elevation assumed to be 0'-0." With reference to the North American Datum of 1988 (NAVD88) the site base plane elevation is 135.52'.
2. Additional entrances for ground floor residential, community facilities, and secondary entry and egress permitted. Location of all entrances and exits are shown for illustrative purposes and subject to change.
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8. Floor area computations – other than for arena use – for each level are provided above for informational purposes only and are subject to change.
9. All landscaping and open space improvements shown in the public right of way are subject to approval by NYC Department of Transportation.

MATERIAL KEYING LEGEND:

NO.	REVISIONS | SUBMISSIONS	DATE
2	ISSUED FOR ULURP FILING SET	04/23/2025
1	ULURP DRAFT SUBMISSION	02/28/2025

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AUFGANG ARCHITECTS, LLC
74 Lafayette Avenue, Suite 301, Suffern, New York 10901 845-368-0004

SCAPE LANDSCAPE ARCHITECTURE, DPC
277 Broadway, 9th Floor, New York, NY 10007 212-462-2628

LANGAN, LLC
388 Ninth Avenue, 8th Floor, New York, NY 10001 212-479-5400

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

DRAWING TITLE:
SIGNAGE WAIVER - ELEVATIONS & CALCULATIONS

Seal:

Drawn: Author

Project No.: 25001.L00

Drawing No.: Z-022

Date: 04/23/25

Scale: As indicated

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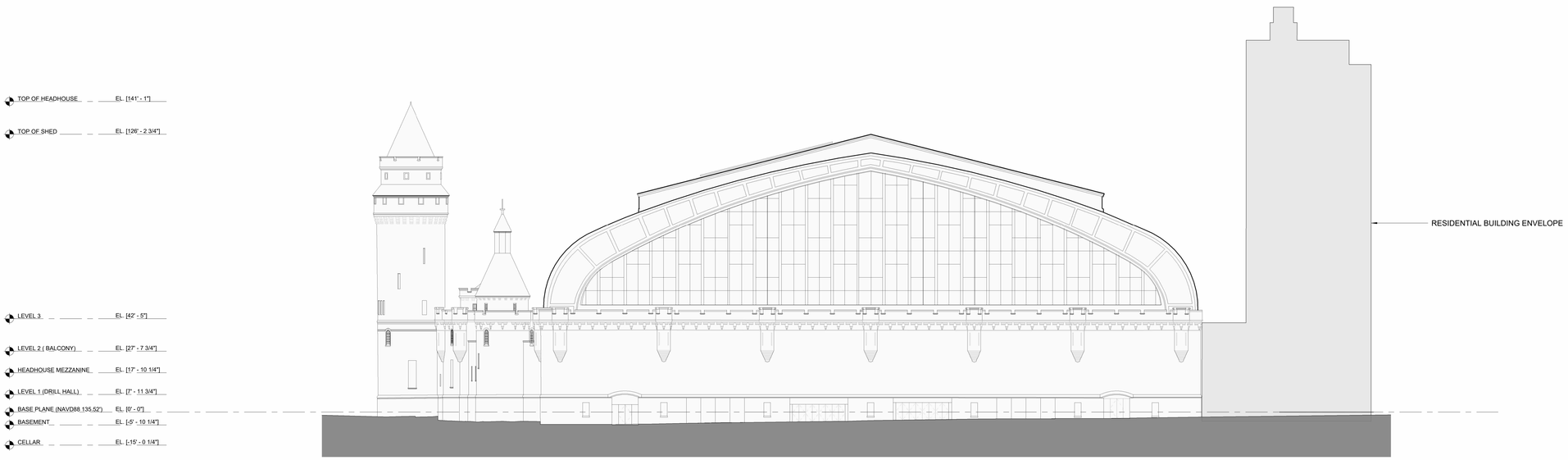
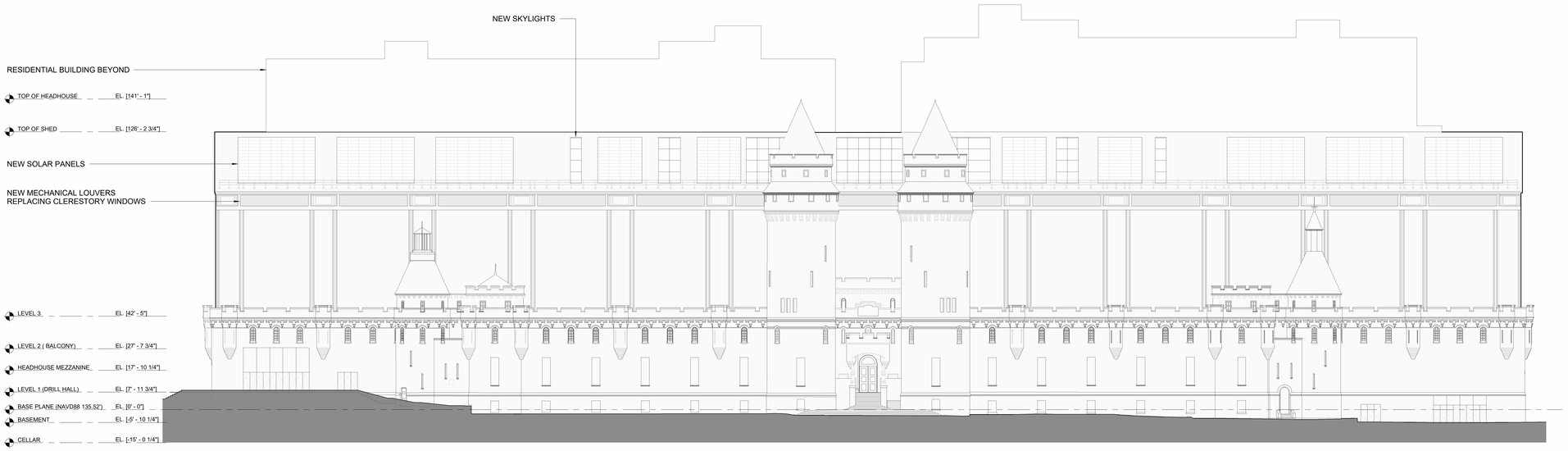


N1 EAST ELEVATION

1" = 20'-0"



E1 SOUTH ELEVATION

1" = 20'-0"

LEGEND

0 10' 20' 40'

1" = 20' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

M1-4A / R7-2 ZONING DISTRICT

HT (+85.00') PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT

HT (+80.00') ILLUSTRATIVE BUILDING HEIGHT

ZONING LOT LINE

ILLUSTRATIVE BUILDING LINE

PROPOSED MAXIMUM BUILDING ENVELOPE

AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)

EXISTING BUILDING FOOTPRINT

PROPOSED BUILDING FOOTPRINT

GENERAL NOTES

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MATERIAL KEYING LEGEND:

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1	ULURP DRAFT SUBMISSION	02/28/2025

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74 Lafayette Avenue, Suite 301, Suffern, New York 10901 845-368-0004
SCAPE LANDSCAPE ARCHITECTURE, DPC
277 Broadway, 9th Floor, New York, NY 10007 212-462-2628
LANGAN, LLC
368 Ninth Avenue, 6th Floor, New York, NY 10001 212-479-5400

KINGSBRIDGE ARMORY ULURP SUBMISSION

1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:

ZONING ELEVATION

Seal:

Drawn: Author

Project No.: 25001.L00

Drawing No.: Z-023

Date: 04/23/25

Scale: As indicated

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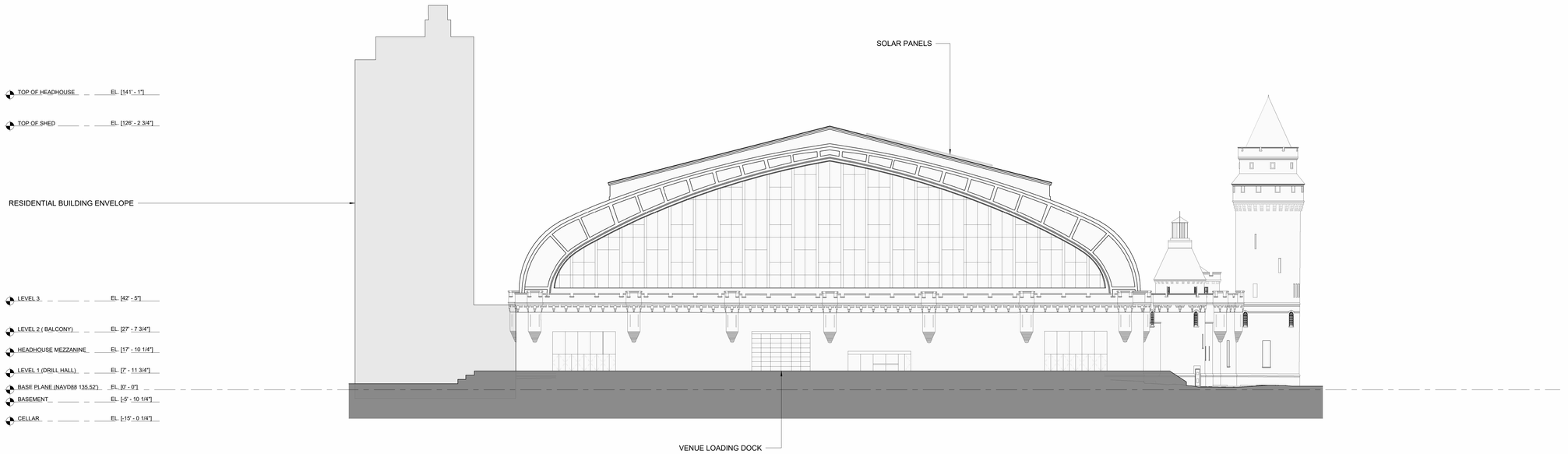
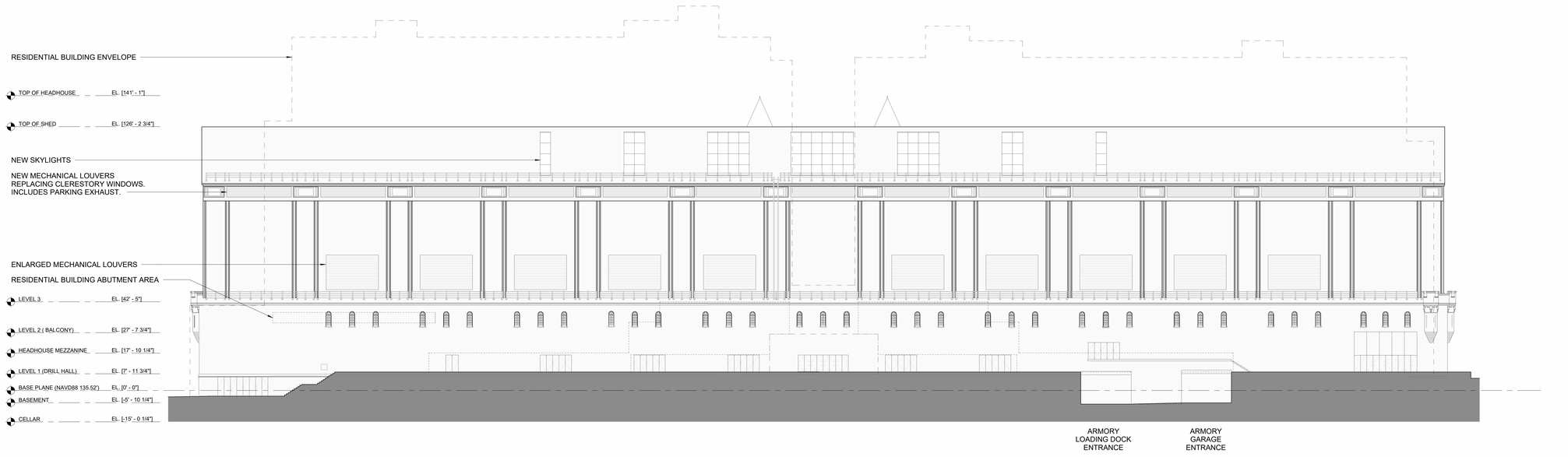


N1 WEST ELEVATION

1" = 20'-0"



E1 NORTH ELEVATION

1" = 20'-0"

LEGEND

0 10' 20' 40'

1" = 20' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

M1-4A / R7-2 ZONING DISTRICT

HT (+85.00') PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT

HT (+80.00') ILLUSTRATIVE BUILDING HEIGHT

ZONING LOT LINE

ILLUSTRATIVE BUILDING LINE

PROPOSED MAXIMUM BUILDING ENVELOPE

AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)

EXISTING BUILDING FOOTPRINT

PROPOSED BUILDING FOOTPRINT

GENERAL NOTES

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MATERIAL KEYING LEGEND:

NO.	REVISIONS | SUBMISSIONS	DATE
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1	ULURP DRAFT SUBMISSION	02/28/2025

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74 Lafayette Avenue, Suite 301, Suffern, New York 10901 845-368-0004

SCAPE LANDSCAPE ARCHITECTURE, DPC
277 Broadway, 9th Floor, New York, NY 10007 212-462-2628

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

KINGSBRIDGE ARMORY ULURP SUBMISSION

1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:

ZONING ELEVATION

Seal:

Drawn: Author

Project No.: 25001.L00

Drawing No.: Z-024

Date: 04/23/25

Scale: As indicated

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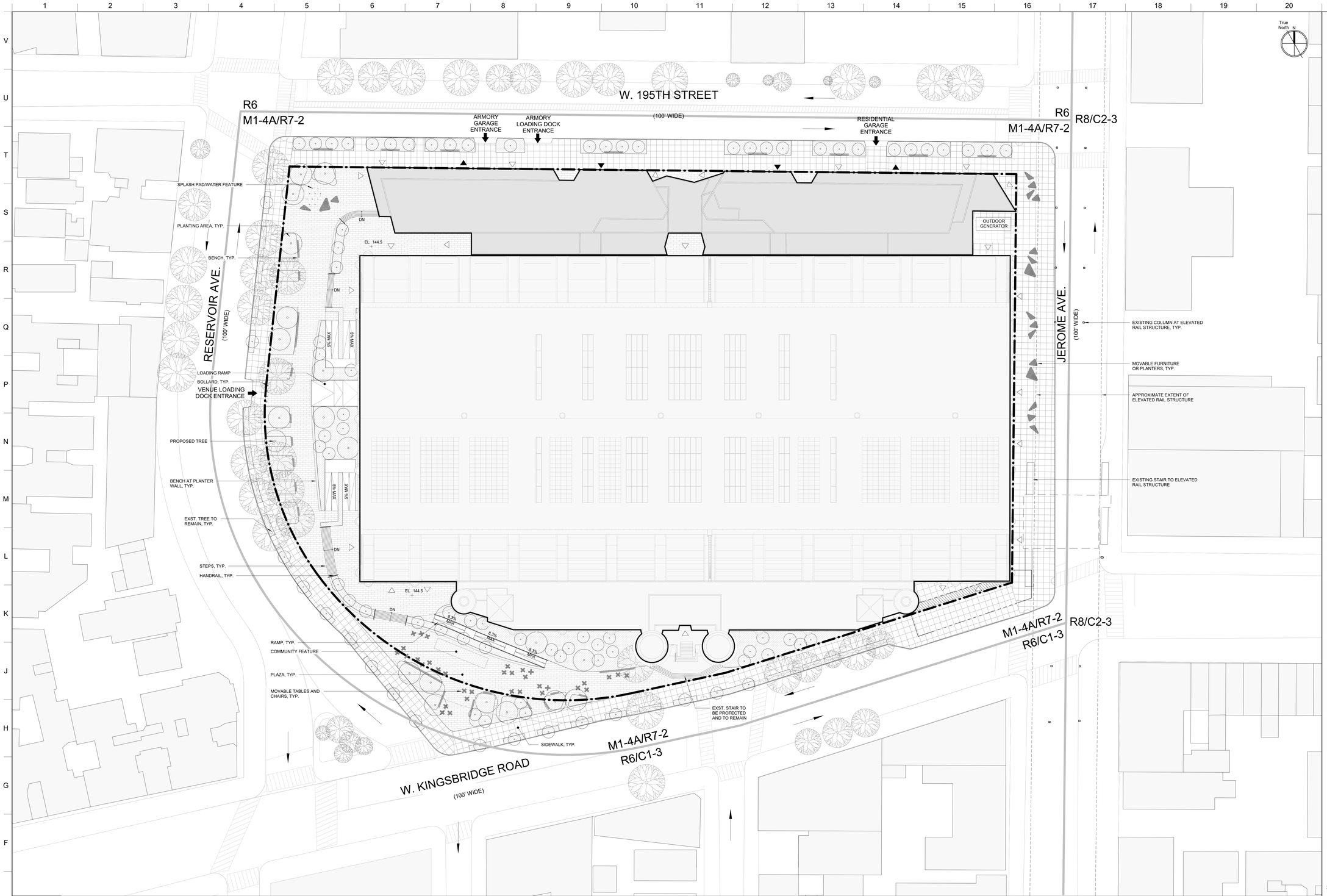

MATERIAL KEYING LEGEND:

E1 OPEN SPACE PLAN

1" = 30'-0"

LEGEND

0 16' 32' 64'

1" = 30' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- LOADING/PARKING ACCESS POINT
- ROAD DIRECTION
- M1-4A / R7-2 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/BASEMENT
- 1S — # STORIES W/STORE
- 60' — BUILDING HEIGHT
- HT (+80.00') — ILLUSTRATIVE BUILDING HEIGHT
- ILLUSTRATIVE BUILDING LINE
- ZONING DISTRICT BOUNDARY
- SPECIAL DISTRICT BOUNDARY
- EXISTING STREET TREE
- PROPOSED STREET TREE
- FIRE HYDRANT
- BUS — EXISTING BUS STOP
- R — RESERVOIR SPACE
- TRAFFIC LIGHT
- STREET LAMP
- STREET LAMP WITH TRAFFIC LIGHT
- MH — EXISTING MANHOLE
- P — EXISTING POST
- CB — EXISTING CATCH BASIN
- EXISTING SIDWALK VENT
- AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PLANTING AREA
- SIDWALK PAVING
- PLAZA PAVING

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74 Lafayette Avenue, Suite 301, Suffern, New York 10901 845-368-0004
SCAPE LANDSCAPE ARCHITECTURE, DPC
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368 Ninth Avenue, 8th Floor, New York, NY 10001 212-479-5400

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

DRAWING TITLE:
OPEN SPACE PLAN

Seal:

Drawn: Author
Project No.: 25001.L00
Date: 04/23/25
Scale: As indicated
Drawing No.: Z-025
Sheet 15 of 19

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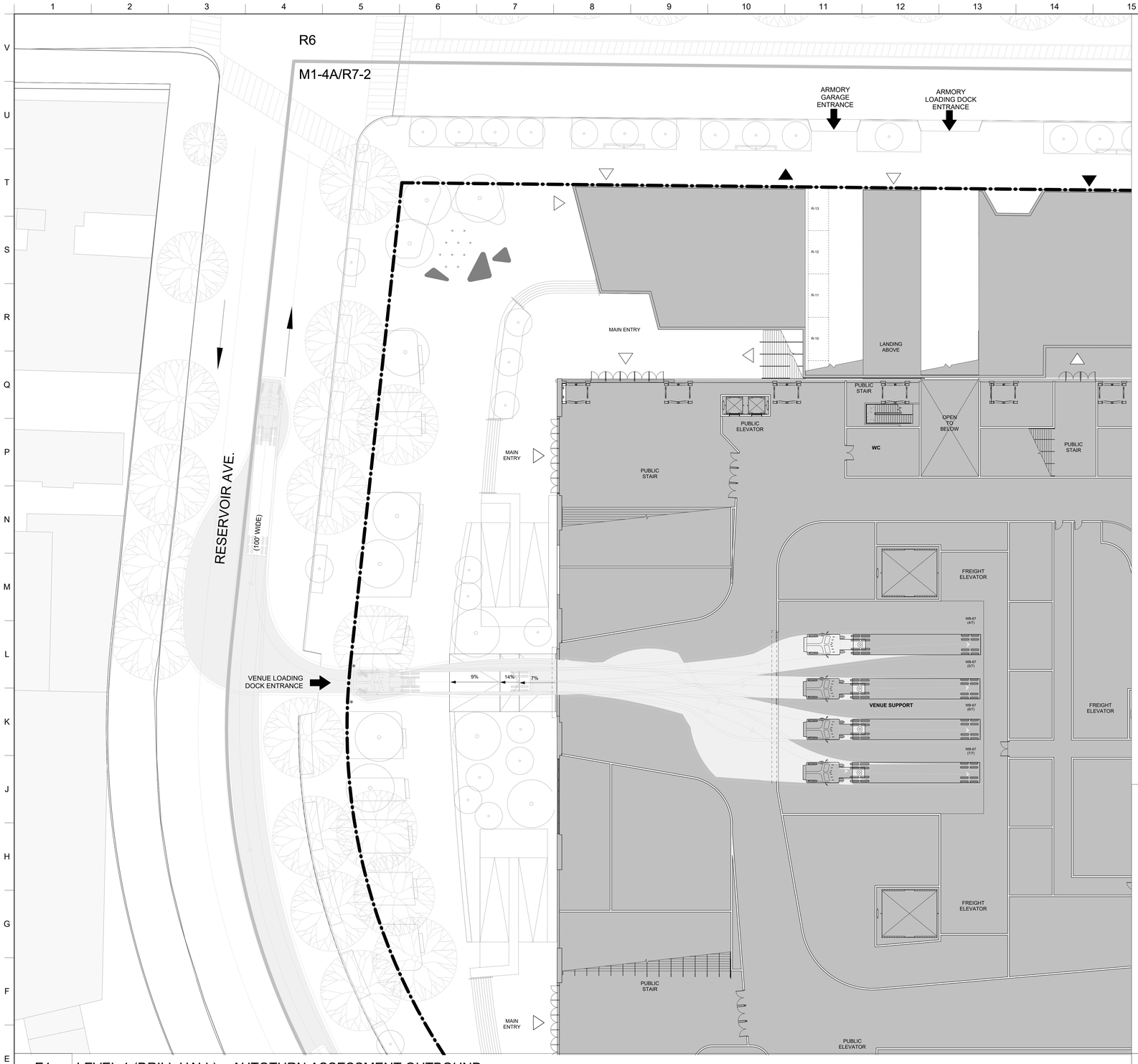
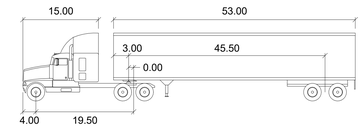


E1 LEVEL 1 (DRILL HALL) _ AUTOTURN ASSESSMENT OUTBOUND

1/16" = 1'-0"



WB-67

feet			
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

E15 DESIGN VEHICLE

NOT TO SCALE

LEGEND

0 8' 16' 32'

1" = 16' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- LOADING ACCESS POINT
- ROAD DIRECTION
- M1-4A / R7-2 — ZONING DISTRICT
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- HT (+80.00') — ILLUSTRATIVE BUILDING HEIGHT
- ILLUSTRATIVE BUILDING LINE
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- SPECIAL DISTRICT BOUNDARY
- EXISTING STREET TREE
- PROPOSED STREET TREE
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- STREET LAMP WITH TRAFFIC LIGHT
- MH — EXISTING MANHOLE
- P — EXISTING POST
- CB — EXISTING CATCH BASIN
- EXISTING SIDWALK VENT
- AREA OF GARAGE
- AREA NOT SUBJECT TO GARAGE
- VEHICLE ENTRANCE / EXIT
- 18'- 0" / 8'- 6" R-00 — RESERVOIR SPACE

GENERAL NOTES

1. All elevations indicated are in reference to the base plane elevation assumed to be 0'-0." With reference to the North American Datum of 1988 (NAVD88) the site base plane elevation is 135.52'.
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True North N

MATERIAL KEYING LEGEND:

NO.	REVISIONS | SUBMISSIONS	DATE
2	ISSUED FOR ULURP FILING SET	04/23/2025
1	ULURP DRAFT SUBMISSION	02/28/2025

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368 Ninth Avenue, 8th Floor, New York, NY 10001 212-479-5400

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

DRAWING TITLE:
VENUE PARKING - DRILL HALL PLAN (AUTOTURN ASSESSMENT OUTBOUND)

Seal:

Drawn: Author
Project No.: 25001.L00
Drawing No.: Z-026
Date: 04/23/25
Scale: As indicated
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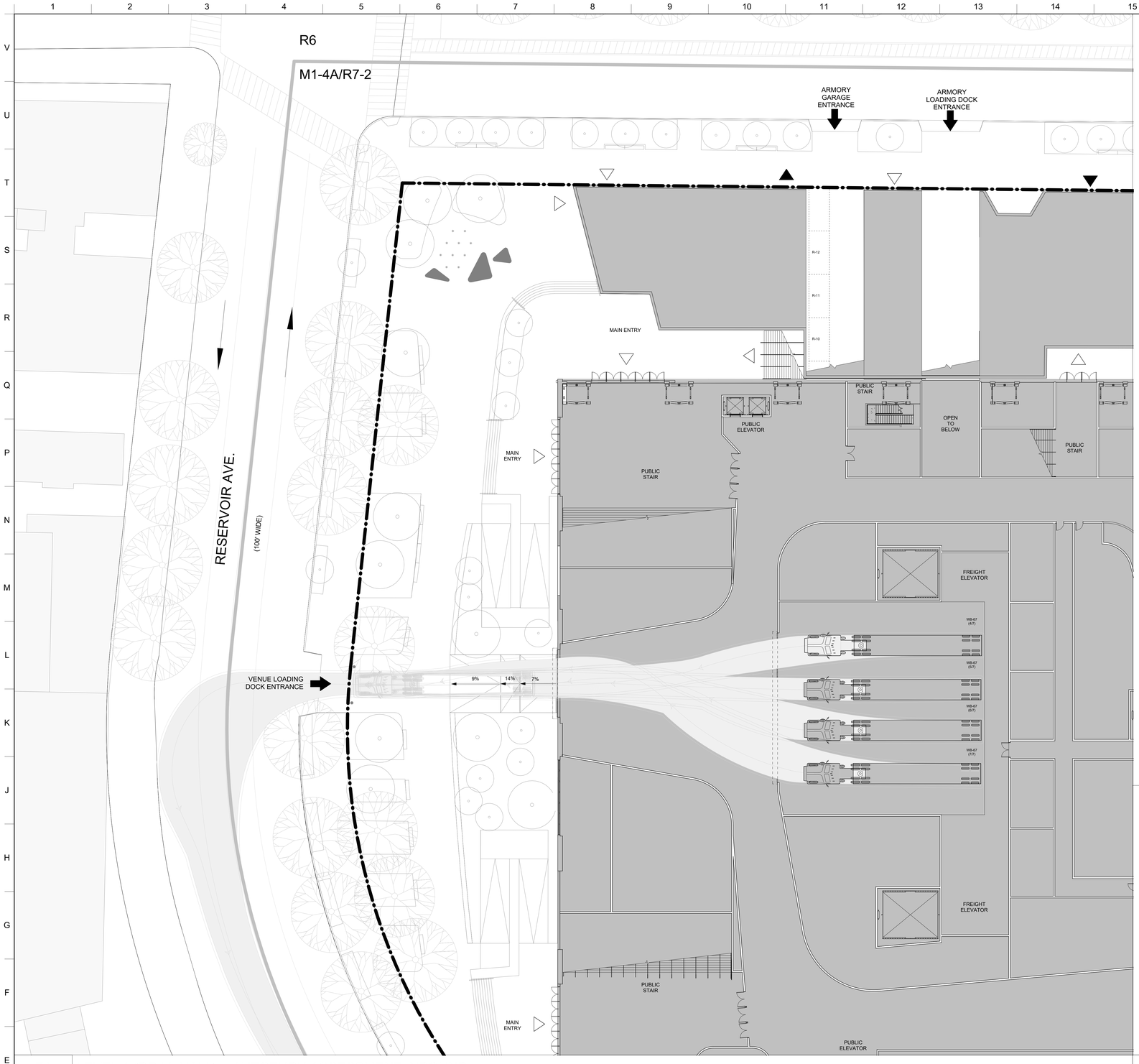
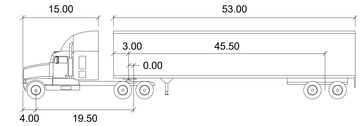


E1 LEVEL 1 (DRILL HALL) _ AUTOTURN ASSESSMENT INBOUND

1/16" = 1'-0"



WB-67

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

E15 DESIGN VEHICLE

NOT TO SCALE

LEGEND

0 8' 16' 32'

1" = 16' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

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- LOADING ACCESS POINT
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- HT (+80.00') — ILLUSTRATIVE BUILDING HEIGHT
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- AREA NOT SUBJECT TO GARAGE
- VEHICLE ENTRANCE / EXIT
- 18'- 0" / 8'- 6" R-00 — RESERVOIR SPACE

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True North N

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

DRAWING TITLE:
VENUE PARKING - DRILL HALL PLAN (AUTOTURN ASSESSMENT INBOUND)

Seal:

Drawn: Author
Project No.: 25001.L00
Drawing No.: Z-027
Date: 04/23/25
Scale: As indicated
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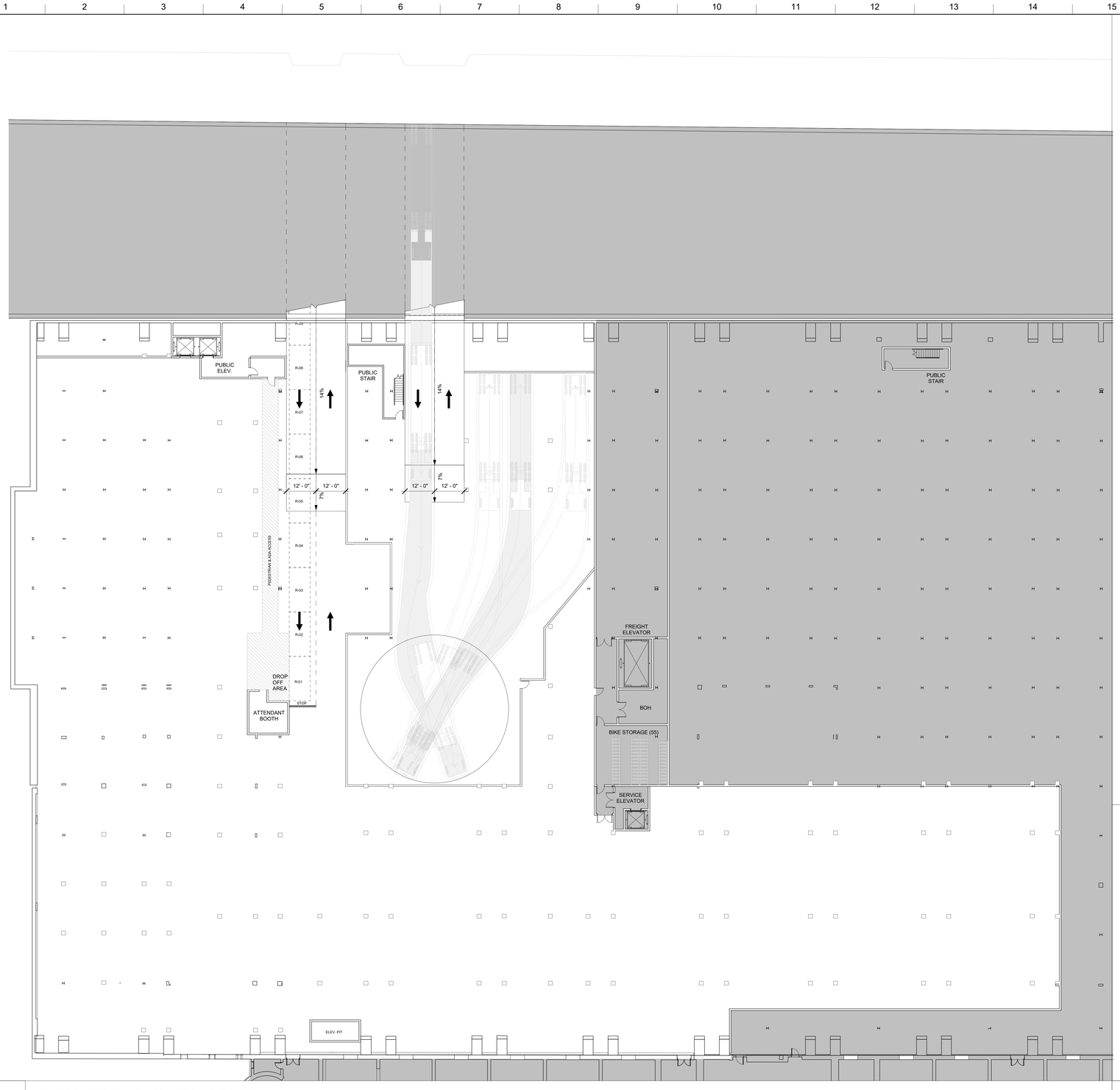
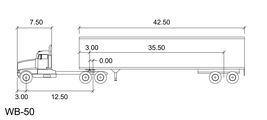


E1 CELLAR LEVEL PLAN - ENLARGED

1/16" = 1'-0"

Total Attended Garage Area Capacity Calculations (Cellar Level Only)

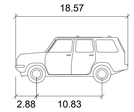
Gross Garage Floor Area (SF)	70,438
Less Mechanical, Storage, Stair, etc (SF)	7,914
Unobstructed Parking Area (SF)	62,524
Number of Proposed Public Parking Spaces Including 0 Accessory Parking Spaces	248
Number of Reservoir spaces Required	13
Minimum Number of Bicycle Spaces...	55
Number of Bicycle Spaces Provided	55



WB-50

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



Escalade ESV

	feet
Width	: 6.59
Track	: 5.68
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

E15 DESIGN VEHICLE

NOT TO SCALE

LEGEND

0 8' 16' 32'

1" = 16' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- LOADING ACCESS POINT
- ROAD DIRECTION
- M1-4A / R7-2 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/BASEMENT
- 1S — # STORIES W/STORE
- 60' — BUILDING HEIGHT
- HT (+80.00) — ILLUSTRATIVE BUILDING HEIGHT
- ILLUSTRATIVE BUILDING LINE
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- SPECIAL DISTRICT BOUNDARY
- EXISTING STREET TREE
- PROPOSED STREET TREE
- FIRE HYDRANT
- BUS — EXISTING BUS STOP
- R — RESERVOIR SPACE
- TRAFFIC LIGHT
- STREET LAMP
- STREET LAMP WITH TRAFFIC LIGHT
- MH — EXISTING MANHOLE
- P — EXISTING POST
- CB — EXISTING CATCH BASIN
- EXISTING SIDWALK VENT
- AREA OF GARAGE
- AREA NOT SUBJECT TO GARAGE
- VEHICLE ENTRANCE / EXIT
- 18'- 0" / 8'- 6" R-00 — RESERVOIR SPACE

GENERAL NOTES

1. All elevations indicated are in reference to the base plane elevation assumed to be 0'-0." With reference to the North American Datum of 1988 (NAVD88) the site base plane elevation is 135.52'.
2. Additional entrances for ground floor residential, community facilities, and secondary entry and egress permitted. Location of all entrances and exits are shown for illustrative purposes and subject to change.
3. Applicant's stamp and seal correspond to the information regarding the development site, zoning lot, and related curb cuts. Information regarding the surrounding properties is for illustrative purposes only, and may not be exact. The architect bears no responsibility for inexact information on surrounding properties.
4. All existing context building footprints are per NYC PLUTO database. Context building lines are illustrative with heights taken from Zola and Google Earth.
5. Project heights are measured from the base plan.
6. Interior Layout, location of interior partitions, and arena function are shown for illustrative purposes and are subject to change. All other uses are shown for illustrative purposes and subject to change.
7. Location of interior partitions and ground floor uses are for illustrative purposes only and are subject to change.
8. Floor area computations – other than for arena use – for each level are provided above for informational purposes only and are subject to change.
9. All landscaping and open space improvements shown in the public right of way are subject to approval by NYC Department of Transportation.

True North N

MATERIAL KEYING LEGEND:

NO.	REVISIONS | SUBMISSIONS	DATE
2	ISSUED FOR ULURP FILING SET	04/23/2025
1	ULURP DRAFT SUBMISSION	02/28/2025

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AUFGANG ARCHITECTS, LLC
74 Lafayette Avenue, Suite 301, Suffern, New York 10901 845-368-0004
SCAPE LANDSCAPE ARCHITECTURE, DPC
277 Broadway, 9th Floor, New York, NY 10007 212-462-2628
LANGAN, LLC
368 Ninth Avenue, 8th Floor, New York, NY 10001 212-479-5400

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

DRAWING TITLE:
PUBLIC PARKING GARAGE - CELLAR PLAN

Seal:

Drawn: Author
Project No.: 25001.L00
Drawing No.: Z-028
Date: 04/23/25
Scale: As indicated
Sheet 18 of 19

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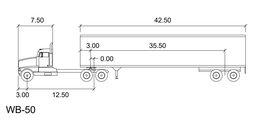
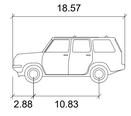
True North N

MATERIAL KEYING LEGEND:



WB-50

feet			
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



Escalade ESV

	feet
Width	: 6.59
Track	: 5.68
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

E1 CELLAR LEVEL PLAN - ENLARGED ILLUSTRATIVE LAYOUT

1/16" = 1'-0"

E15 DESIGN VEHICLE

NOT TO SCALE

LEGEND

0 8' 16' 32'

1" = 16' - 0"

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DRAWING TITLE:

PUBLIC PARKING GARAGE - CELLAR PLAN (ILLUSTRATIVE LAYOUT)

Seal:

Drawn: Author
Project No.: 25001.L00
Drawing No.: Z-029
Date: 04/23/25
Scale: As indicated
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