



# 2950 West 24<sup>th</sup> Street Rezoning and Special Permits

ULURP Nos.: C2250248 ZMK, N25092149  
ZRK, C 250215 ZCK, C250250 ZSK

New York City Council  
Subcommittee of Zoning and Franchises

July 1, 2026

If you are a member of the public who wishes to testify, please register on the City Council Website at [council.nyc.gov](https://council.nyc.gov). Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

# Proposed Actions

- 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 on Block 7055, Lot 13 (the “Development Site”);
- A zoning text amendment to the Zoning Resolution (“ZR”) to amend Appendix F: Mandatory Inclusionary 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;
- A special permit pursuant to ZR § 74-743 (Special provisions for bulk modifications) to locate the buildings within a Large-Scale General Development (“LSGD”) at the Development Site without regard to height and setback, distribution of bulk, and minimum distance between wall and windows; and
- A special permit pursuant to ZR § 74-52 to reduce the required parking at the Development Site from 167 spaces to 143 spaces.

# Proposed Development

- The proposed actions will facilitate the development of a new 18-story, approximately 334,297 sq. ft. (2.18 FAR) mixed residential, community facility and commercial building along the West 25<sup>th</sup> Street frontage of the Development Site (the “Proposed Building”).
- An existing 19-story, approximately 367,163 sq. ft. residential building at the Development Site will remain (the “Existing Building”).
- The Proposed Building will contain up to 410 dwelling units (408 of which would be income-restricted pursuant to HPD’s Extremely Low- and Low-Income Affordability Program (the “ELLA Program”)).
- The Proposed Building will consist of approximately 315,617 sq. ft. (2.06 FAR) of residential floor area, approximately 10,898 sq. ft (0.07 FAR) of community facility floor area, and 7,782 sq. ft. (0.05 FAR) of commercial floor area.

# ZONING MAP 28d

# Tax Map

## 2950 West 24th Street Rezoning, Brooklyn



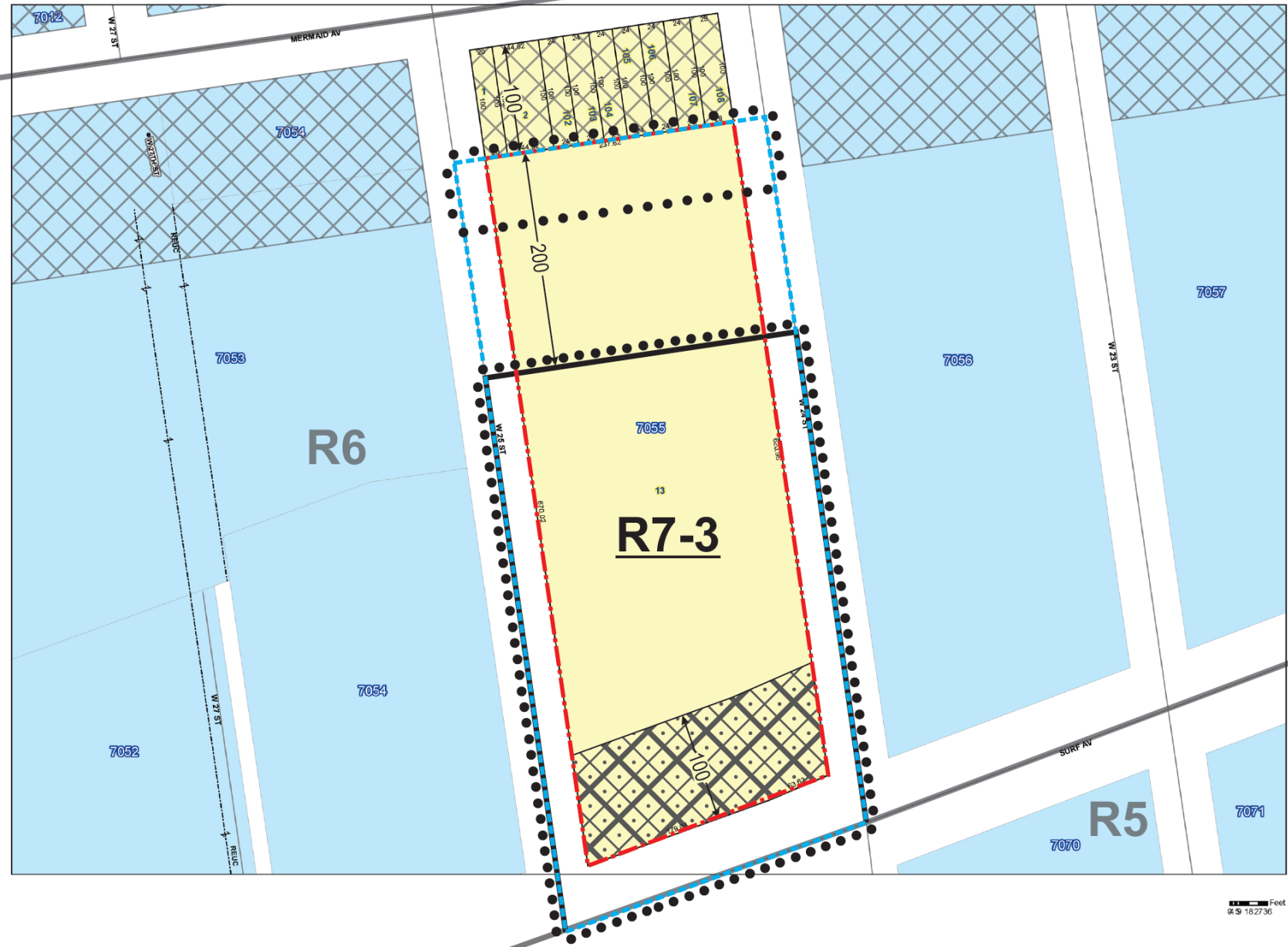
### NYC Digital Tax Map

Effective Date : 12-07-2008 15:21:14  
End Date : Current  
Brooklyn Block: 7055



#### Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Undervater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- LSGD Boundary
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- R6** Existing Zoning District
- Existing C1-2 Overlay
- R7-3** Proposed Zoning District
- Proposed C2-4 Overlay



# Area Map

## 2950 West 24th Street Rezoning, Brooklyn Area Map

Block: 7055, Lot: 13

### Project Information

- 600' Radius
- Development Site
- LSGD Boundary
- Area Proposed to be Rezoned

### Existing Commercial Overlays & Zoning Districts

- |  |      |  |      |  |                   |
|--|------|--|------|--|-------------------|
|  | C1-1 |  | C2-1 |  | Zoning Districts  |
|  | C1-2 |  | C2-2 |  | Special Districts |
|  | C1-3 |  | C2-3 |  |                   |
|  | C1-4 |  | C2-4 |  |                   |
|  | C1-5 |  | C2-5 |  |                   |

5037 Block Numbers

Property Lines

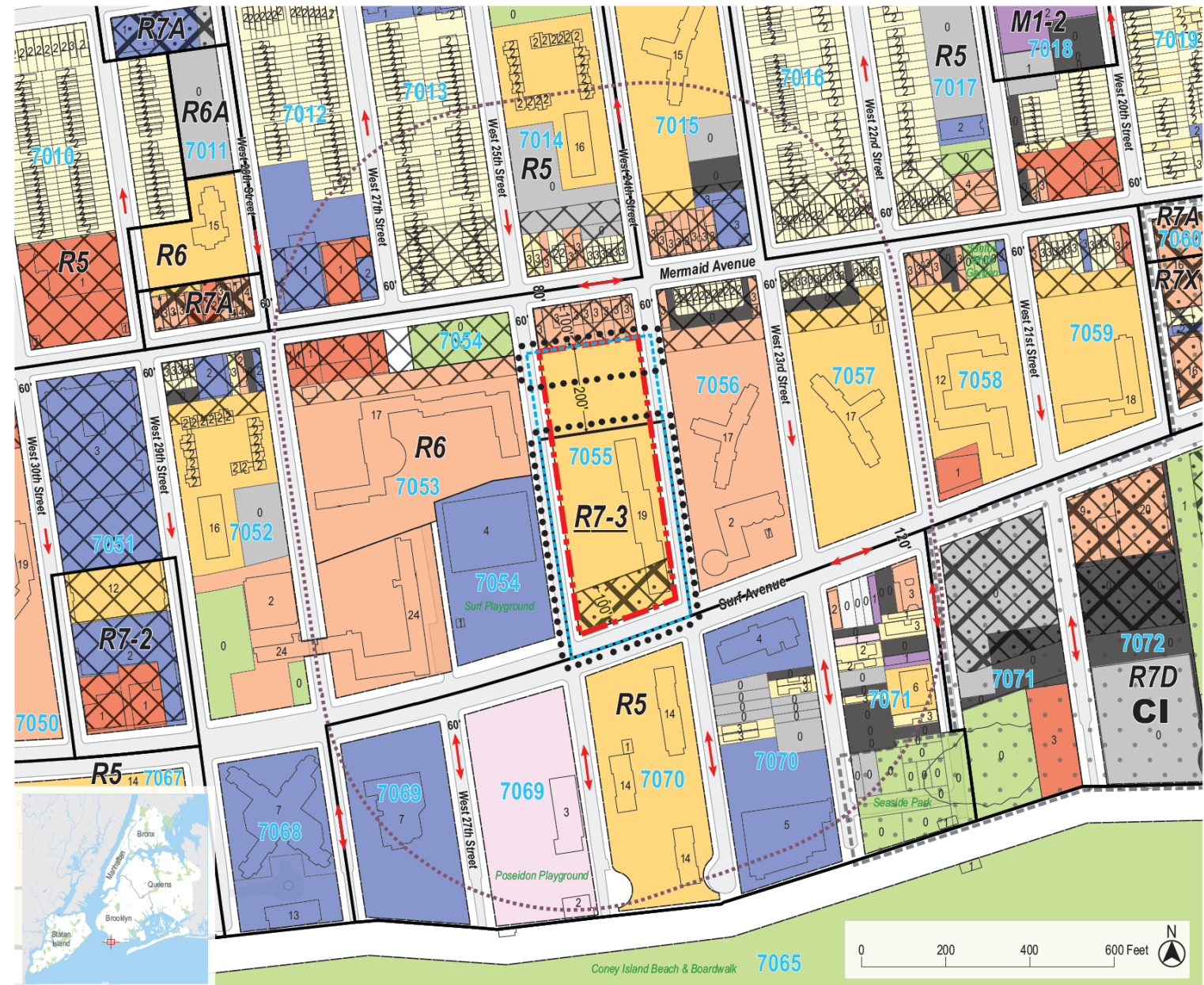
5 Number of Floors

### Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

September 2025

Urban Cartographics



# Photographs



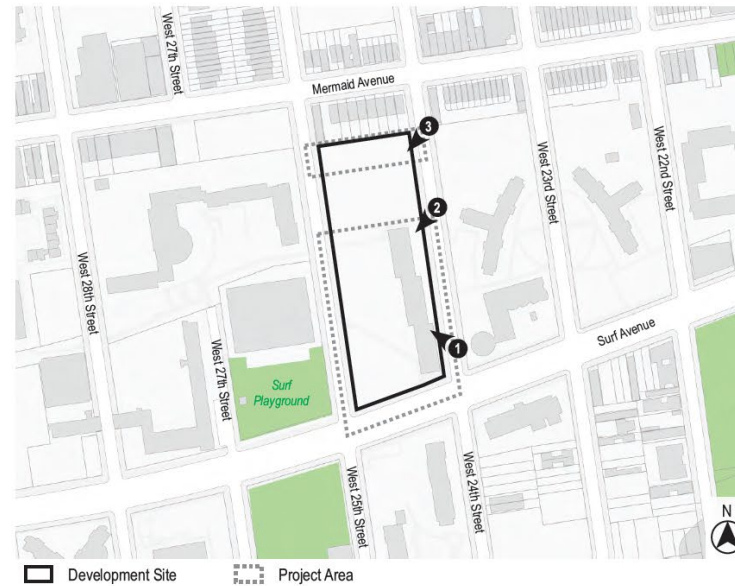
1. View of the Development Site facing northwest from West 24th Street.



2. View of the Development Site facing southwest from West 24th Street.



3. View of the Development Site facing southwest from West 24th Street.



# Photographs



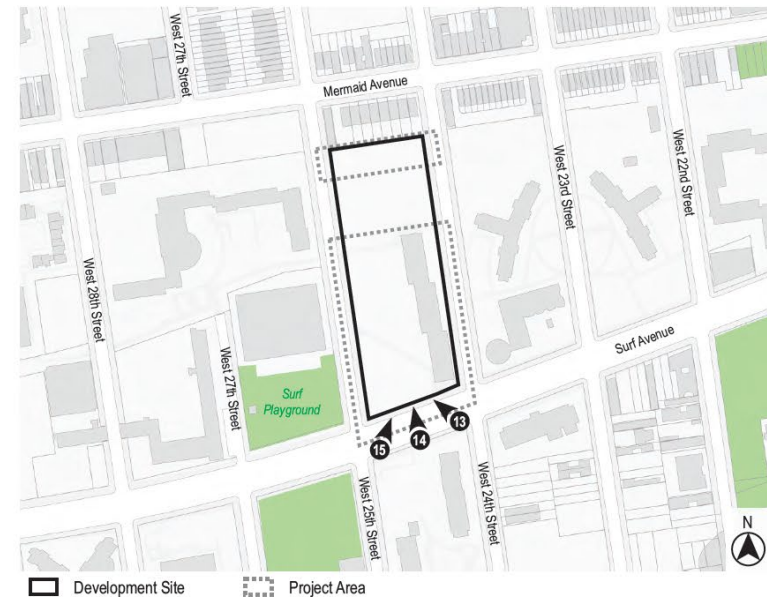
13. View of the Development Site facing northwest from Surf Avenue.



14. View of the Development Site facing north from Surf Avenue.



15. View of the Development Site facing northeast from Surf Avenue.



# Photographs



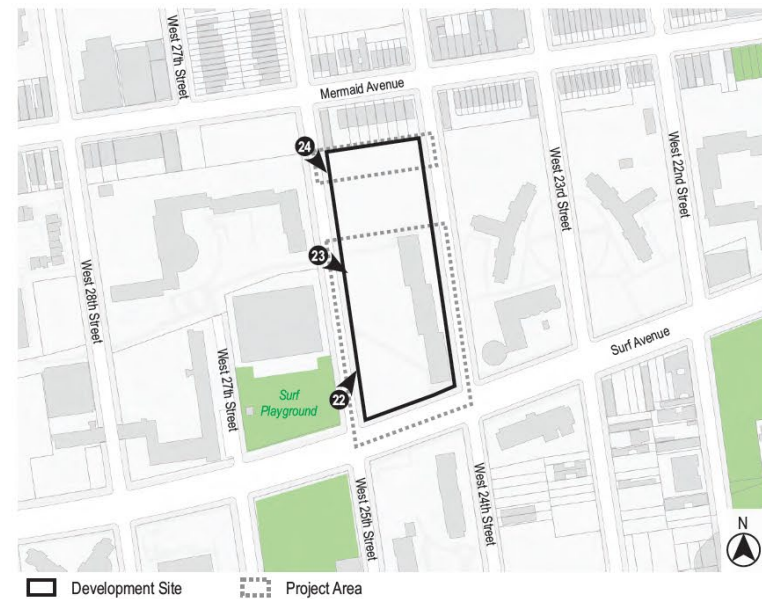
22. View of the Development Site facing northeast from West 25th Street.



23. View of the Development Site facing southeast from West 25th Street.



24. View of the Development Site facing southeast from West 25th Street.



# Proposed Development

## New Construction:

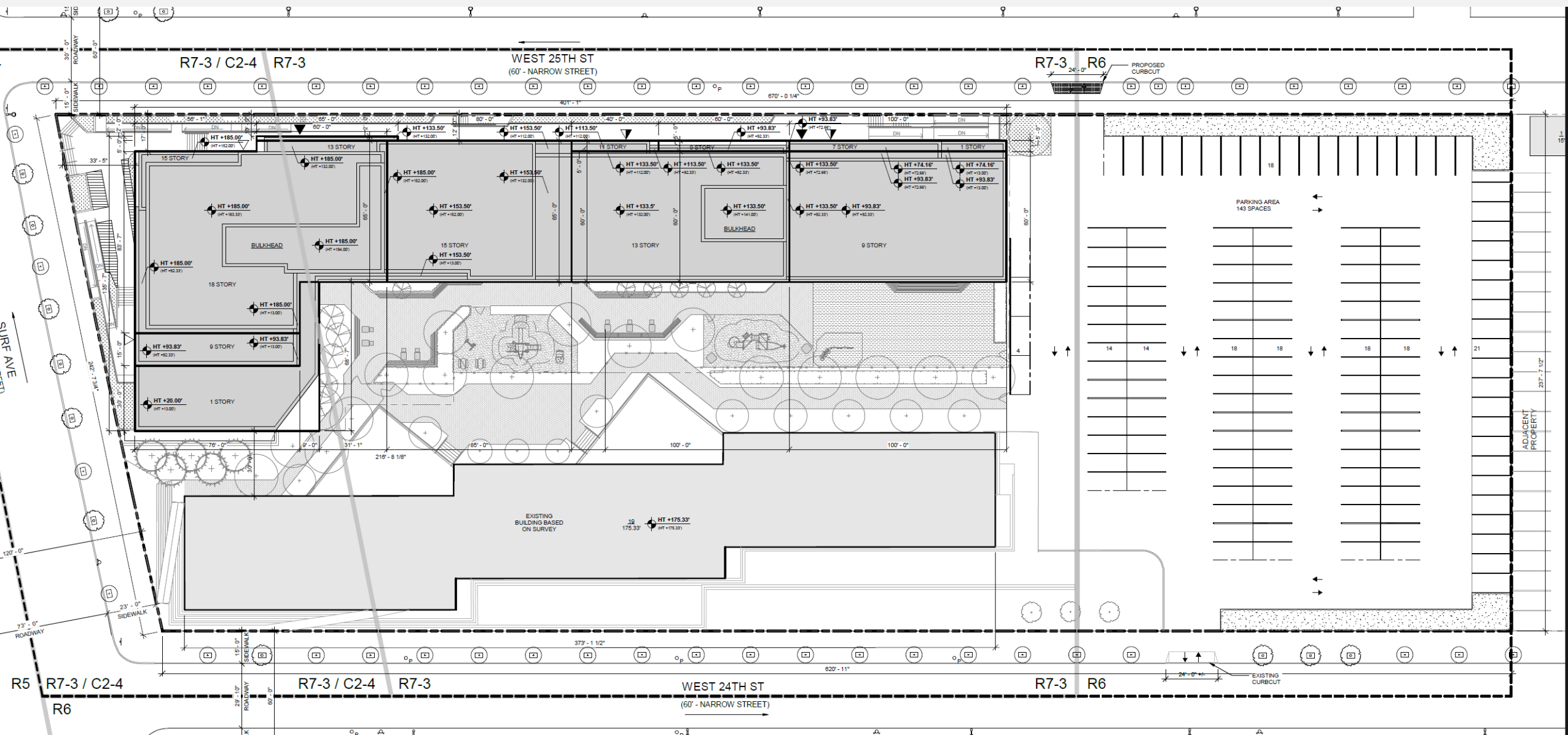
- 334,297 sq. ft.
  - 315,617 sq. ft. of residential
  - 7,782 sq. ft. of commercial
  - 10,898 sq. ft. of community facility
- 410 new dwelling units
  - 63 Studios (15.4%)
  - 181 One-Bedroom (44.4%)
  - 115 Two-Bedroom (28.2%)
  - 49 Three-Bedroom (12%)
  - 2 Super Units

## Total Project

- 701,460 sq. ft. (4.57 FAR)
- 770 dwelling units
- 143 parking spaces



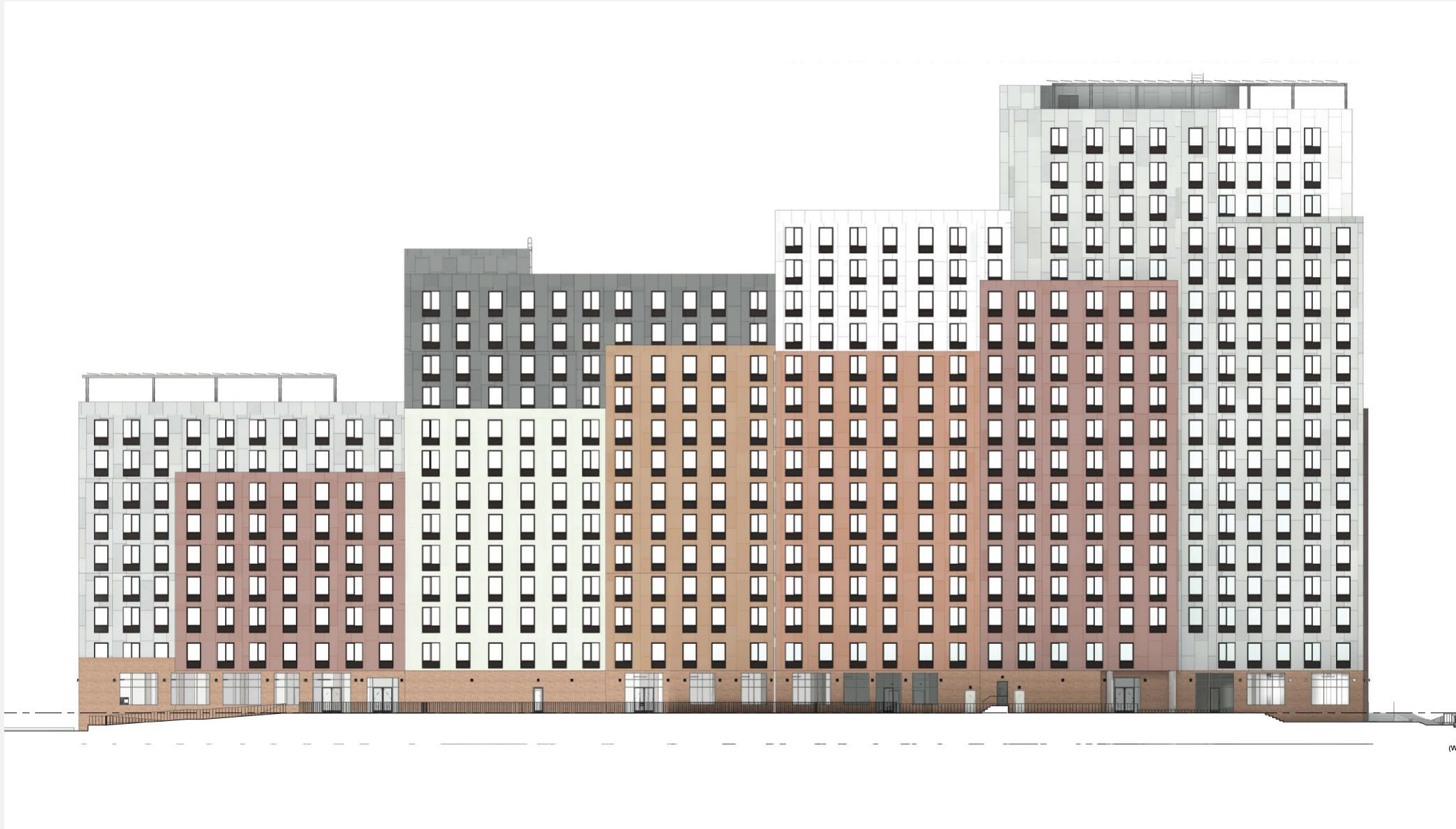
# Site Plan



# Ground Floor & Open Space



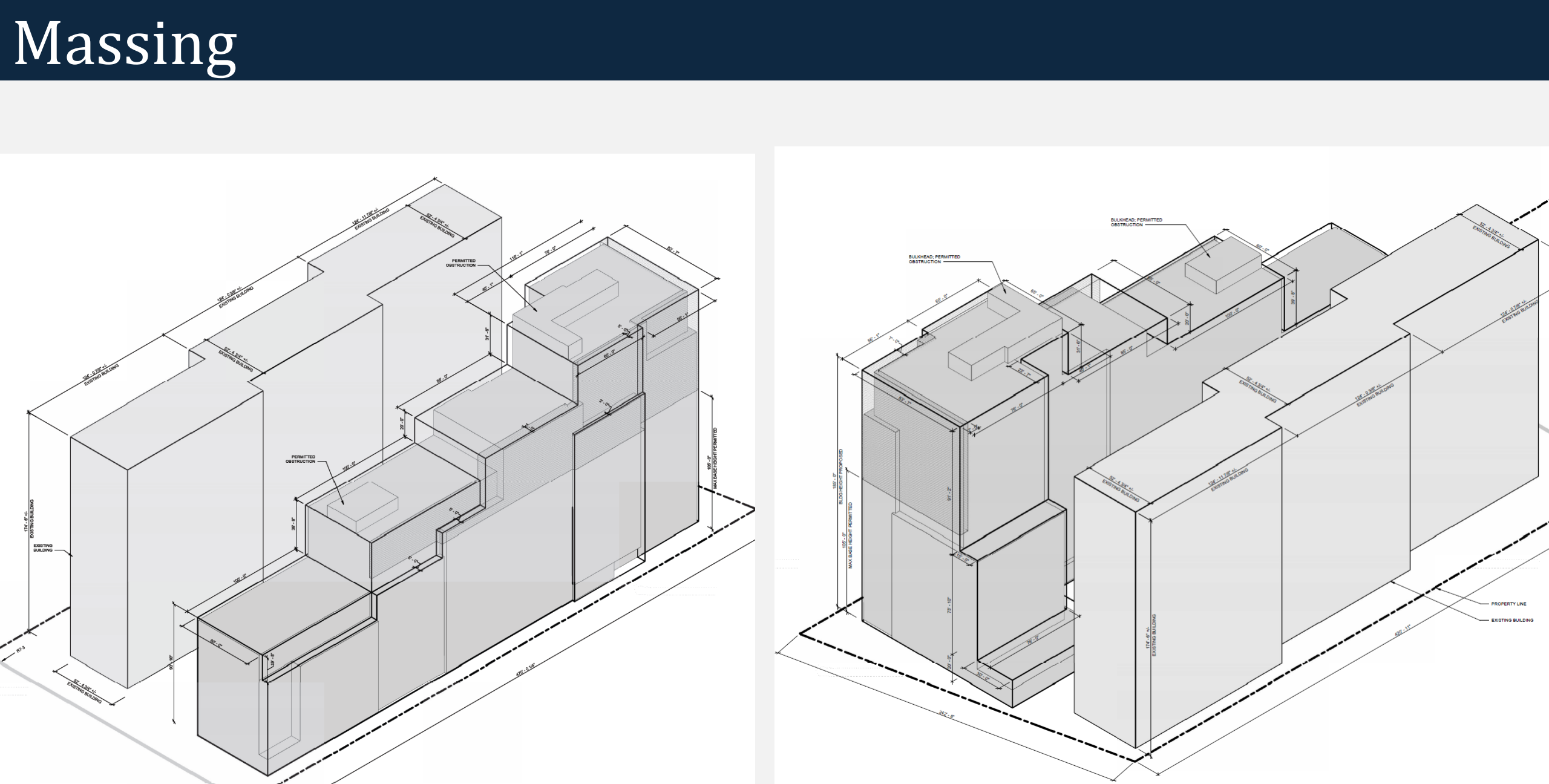
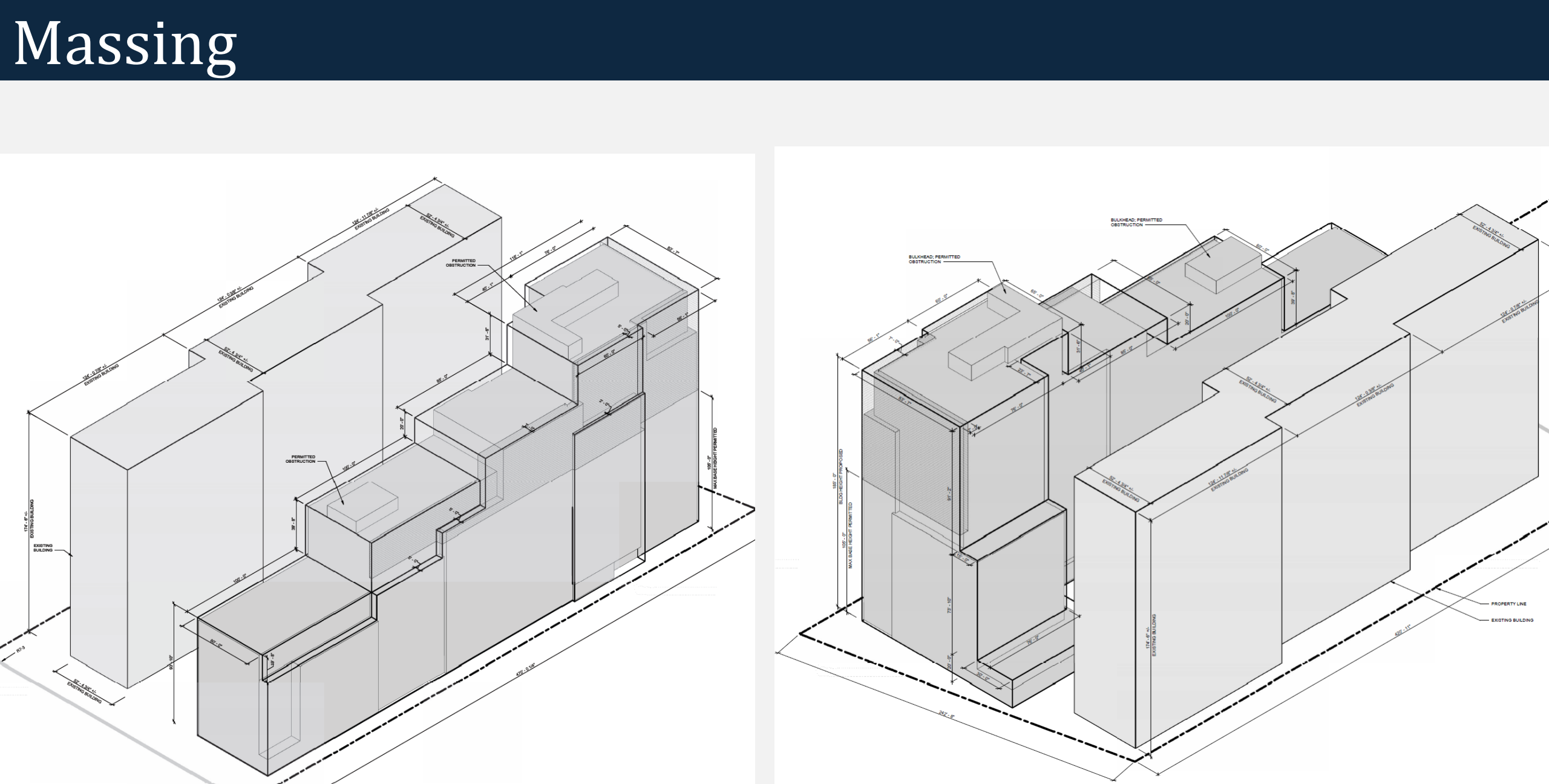
# Elevation



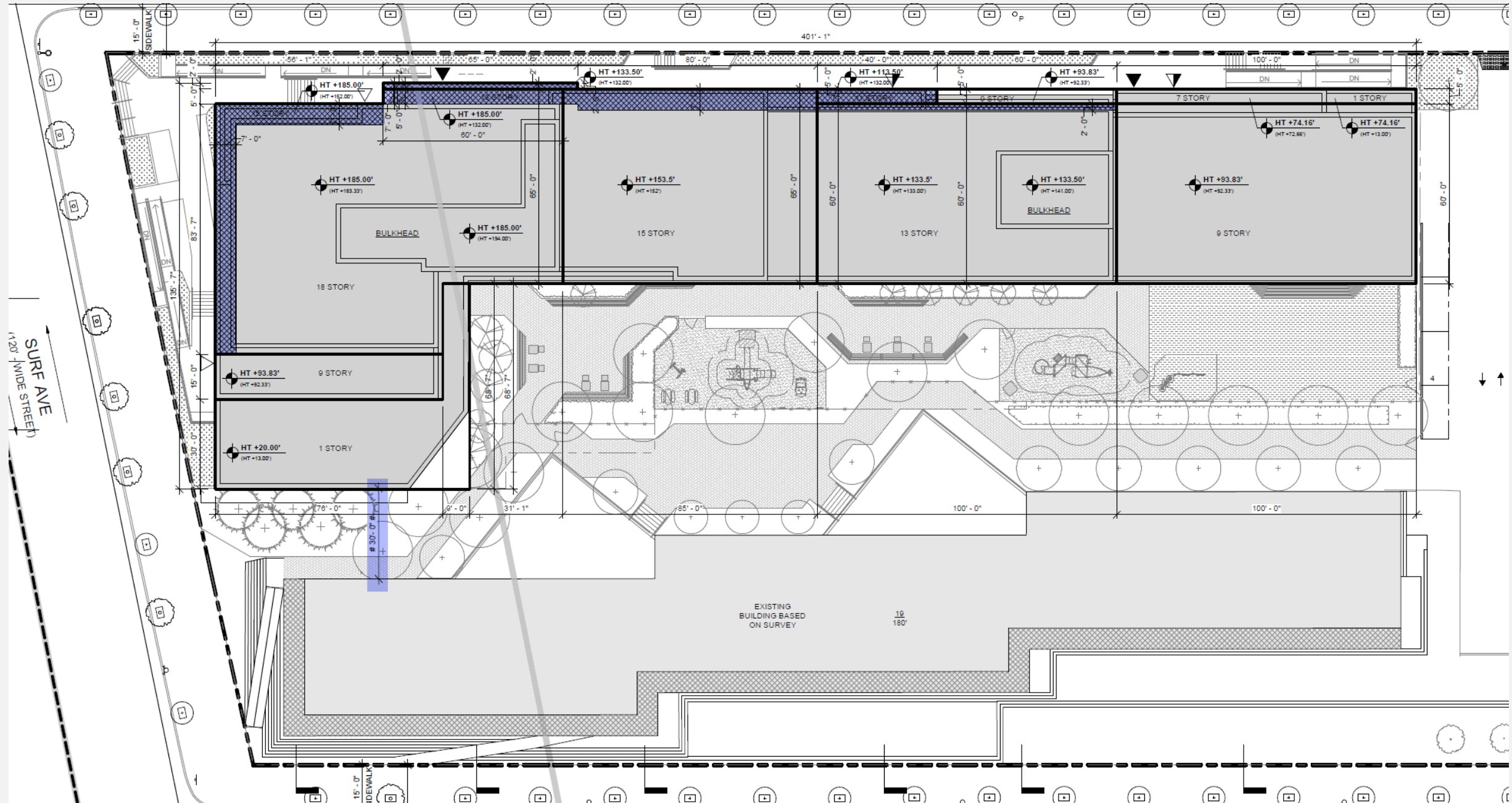
# Rendering



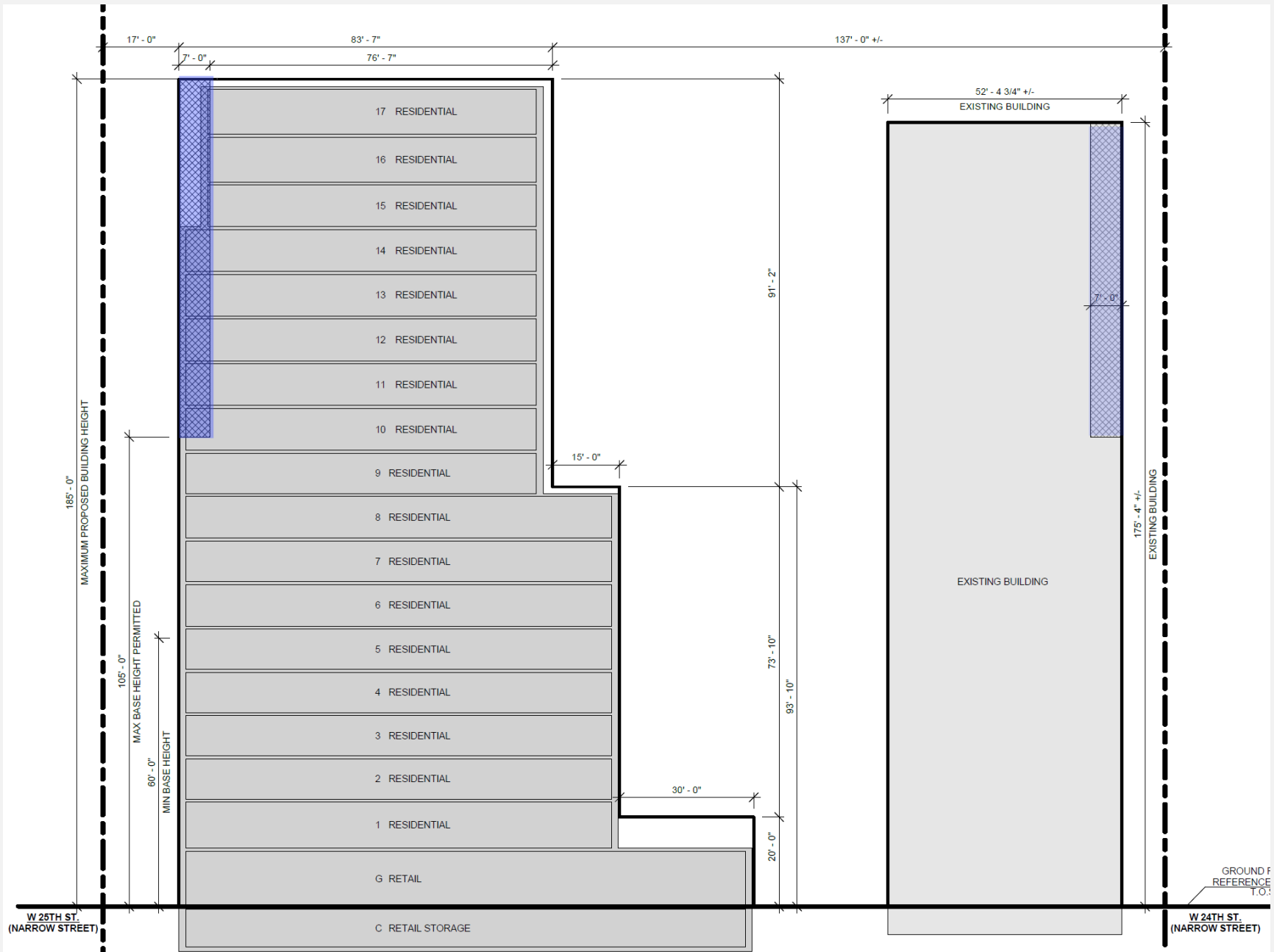
# Massing



# Height & Distance Between Building Waivers



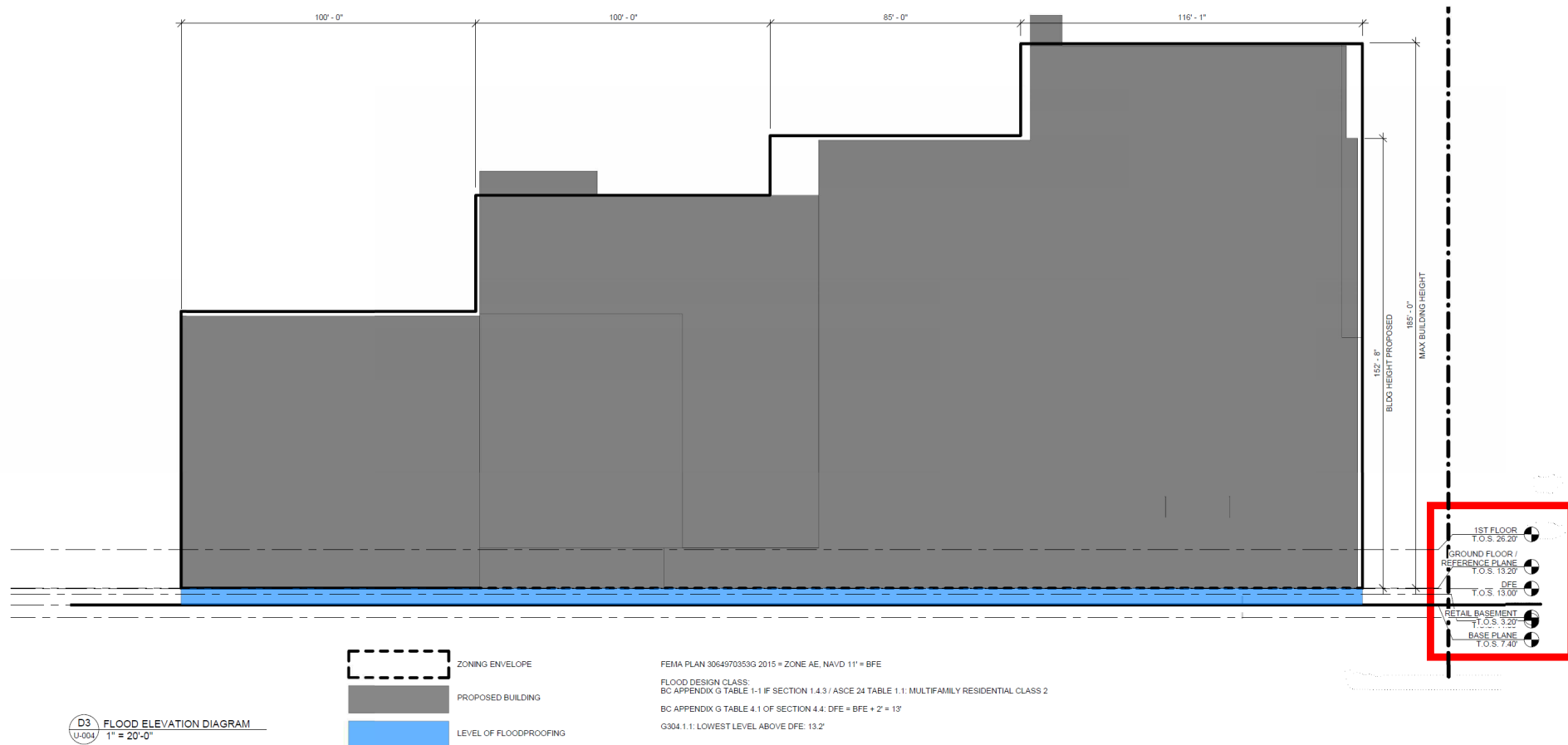
# Height Waiver



# Flood Resiliency Measures

**Table 5 - Determine the sea level rise-adjusted design flood elevation (DFE)<sup>53</sup>**

| Critical* and Non-critical Facilities |                                                     |                           |                                           |                                           |
|---------------------------------------|-----------------------------------------------------|---------------------------|-------------------------------------------|-------------------------------------------|
| End of Useful Life                    | Base Flood Elevation (BFE) <sup>54</sup> in NAVD 88 | + Freeboard <sup>55</sup> | + Sea Level Rise Adjustment <sup>56</sup> | = Design Flood Elevation (DFE) in NAVD 88 |
| <b>2020s</b><br>(through to 2039)     | FEMA 1% (PFIRM)                                     | 24"                       | 6"                                        | = FEMA 1% + 30"                           |
| <b>2050s</b><br>(2040-2069)           | FEMA 1% (PFIRM)                                     | 24"                       | 16"                                       | = FEMA 1% + 40"                           |
| <b>2080s</b><br>(2070-2099)           | FEMA 1% (PFIRM)                                     | 24"                       | 28"                                       | = FEMA 1% + 52"                           |
| <b>2100+</b>                          | FEMA 1% (PFIRM)                                     | 24"                       | 36"                                       | = FEMA 1% + 60"                           |



# Flood Resiliency Measures

## Building Code Compliance

- The Design Flood Elevation (DFE) is 13 ft. The ground floor and main entrances of the building are raised to 13.2 ft. (approximately 6 feet above street level).
  - Storm surge during Hurricane Sandy: 13 ft.
- Primary utilities and emergency generator will be at 26.2 ft.
- The crawl space above grade and below the ground floor will be wet floodproofed with flood vents along the façade.
- The only occupiable space below the DFE is a partial basement below the proposed commercial retail space and will be dry floodproofed with cast-in-place concrete walls.
- Residential elevator pits will be dry floodproofed with access into pits from above DFE.
  - The Fire Service Access Elevator will be accessed from the dry floodproofed commercial retail basement space (below DFE).
- Utility POE connections will be located primarily at the ground floor (above DFE).

## Additional Measures

- Compliance with stringent SWPPP requirements.
- Providing significant on-site infiltration and green roofs, which will decrease storm flow to the municipal sewer from existing conditions.

# Flood Resiliency





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**APPENDIX**

# Existing Building Upgrades

**Existing Building Upgrades:** Approximately \$22.9 Million

## **Key Upgrades:**

- **HPD/NYC AFR:**
  - Parking lot upgrades (e.g., new pavers, asphalt replacement, striping, car stops, fence repairs, remote and swinging gates).
  - Full elevator replacement.
  - Landscape improvements.
  - Heating and cooling (e.g., new condensing gas boiler, baseboard heating system, hot water system, new heating and plumbing lines).
  - Electrical rewiring.
  - Security enhancements (e.g., intercom system, security cameras, and key card access system).
  - Flood upgrades (e.g., mezzanine moisture protection, elevated boiler rooms above flood plane, and waterproof boiler room doors).
- **NYSERDA:**
  - Energy and safety upgrades (e.g., carbon monoxide and smoke detectors in every room, lighting upgrades, window replacement, ASHRAE ventilation, new refrigerators, low-flow shower heads, faucet aerators, and new pipe insulation).
- **Ocean Towers Grant:**
  - Fire and safety upgrades (e.g., new fire alarm control panel, fire command station, heat detectors, and relays for elevator recall/fan/system shutdown).
- **Local Law 11:**
  - Full façade repair program including masonry restoration, brick replacement, pointing, lintel repairs, and all required FISP compliance work.

# Affordable Housing

| <div> <div>Studio</div> <div>One Bedroom</div> <div>Two Bedroom</div> <div>Three Bedroom</div> <div>Total Units</div> </div> | <i>Formerly Homeless</i> |              | Tier: 27% AMI |              | Tier: 47% AMI |              | Tier: 57% AMI |              | Tier: 77% AMI |              |
|------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|
|                                                                                                                              | # of Units               | Monthly Rent | # of Units    | Monthly Rent | # of Units    | Monthly Rent | # of Units    | Monthly Rent | # of Units    | Monthly Rent |
|                                                                                                                              | 8                        | \$215        | 4             | \$545        | 5             | \$1,031      | 15            | \$1,274      | 31            | \$1,760      |
|                                                                                                                              | 28                       | \$283        | 19            | \$693        | 50            | \$1,300      | 61            | \$1,604      | 23            | \$2,211      |
|                                                                                                                              | 20                       | \$425        | 14            | \$814        | 34            | \$1,543      | 30            | \$1,907      | 17            | \$2,636      |
|                                                                                                                              | 6                        | \$512        | 4             | \$959        | 12            | \$1,767      | 14            | \$2,189      | 13            | \$3,031      |
|                                                                                                                              | 62                       |              | 41            |              | 101           |              | 120           |              | 84            |              |
|                                                                                                                              | 408                      |              |               |              |               |              |               |              |               |              |
| <div> <div>Plus 2 Two Bedroom Super Units.</div> <div>(rent free)</div> </div>                                               |                          |              |               |              |               |              |               |              |               |              |

# Special Permits

## **Large Scale General Development Special Permit**

The Applicant seeks a Large Scale General Development (“LSGD”) Special Permit to allow the Proposed Building to be designed with varying heights and street wall locations. The Proposed LSGD Special Permit seeks the following modifications:

- ZR Section 23-432 to allow variable base heights over 105 feet (a maximum base height of 105 feet is permitted);
- ZR Section 23-371 to permit a 30 ft. window to wall distance (40 ft. minimum required); and
- ZR Section 23-22 to permit a redistribution of bulk from R6 to R7-3 districts within the same zoning lot.

## **Parking Reduction Special Permit**

Special permit pursuant to ZR Section 74-52 to reduce the required parking spaces for the Proposed Development and Existing Building from 167 spaces to 143 spaces

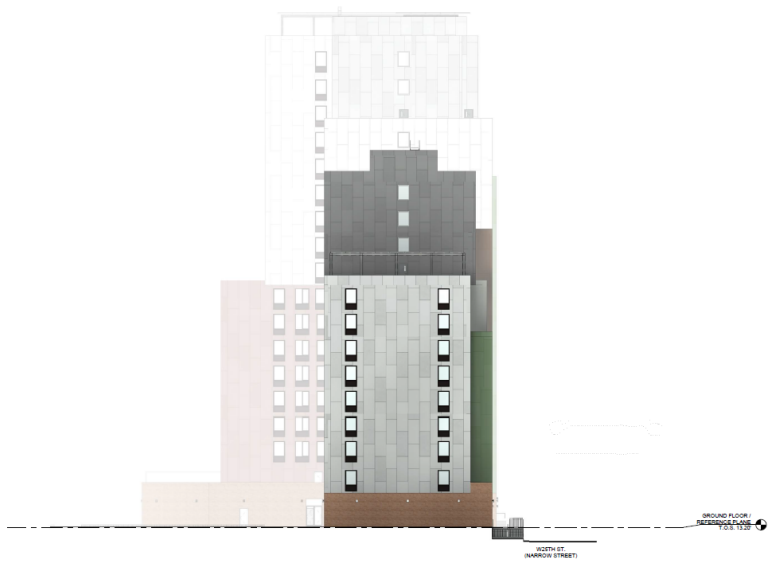
# 2026 Area Median Income

| Family Size | 40%      | 60%       | 80%       | 100%      | 130%      |
|-------------|----------|-----------|-----------|-----------|-----------|
| 1           | \$47,520 | \$71,280  | \$95,040  | \$118,800 | \$154,440 |
| 2           | \$54,280 | \$81,420  | \$108,560 | \$135,700 | \$176,410 |
| 3           | \$61,080 | \$91,620  | \$108,560 | \$152,700 | \$198,510 |
| 4           | \$67,840 | \$101,760 | \$135,680 | \$169,600 | \$220,480 |

| Unit Size     | 40% AMI | 60% AMI | 80% AMI | 100% AMI | 130% AMI |
|---------------|---------|---------|---------|----------|----------|
| Studio        | \$1,134 | \$1,701 | \$2,268 | \$2,835  | \$3,685  |
| One-bedroom   | \$1,215 | \$1,822 | \$2,430 | \$3,037  | \$3,948  |
| Two-bedroom   | \$1,458 | \$2,187 | \$2,916 | \$3,645  | \$4,738  |
| Three-bedroom | \$1,685 | \$2,527 | \$3,370 | \$4,212  | \$5,476  |



1 WEST ELEVATION  
Scale: 1/8" = 1'-0"



2 NORTH ELEVATION  
Scale: 1/8" = 1'-0"

2950 West 24th  
Street

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

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

Structural Engineer  
De Nardi Engineering, LLC  
239 Central Ave., 2nd Fl. Suite 200  
White Plains, New York 10606

MEP  
DAGHER ENGINEERING, PLLC  
20 Broadway  
New York, NY 10005

civil  
KRYPTON ENGINEERING  
307 McLean Ave.  
Yonkers, NY 10705

Landscape  
LIZ FARRELL LANDSCAPE ARCHITECTURE  
623 5th Avenue  
Brooklyn, NY 11215

| No. | Date | Revision |
|-----|------|----------|
|-----|------|----------|

|   |          |               |
|---|----------|---------------|
| 2 | 08/25/25 | DD SUBMISSION |
| 1 | 11/10/23 | SD SUBMISSION |

| No. | Date | Submission |
|-----|------|------------|
|-----|------|------------|

Title  
ILLUSTRATIVE  
BUILDING ELEVATION



Curtis +  
Ginsberg  
Architects, LLP

Job No.: 2021-25

Scale: 1/8" = 1'-0"

Drawn By: TT

Checked By: VT

U-006.00



No. Date Revision

2. 06/26/25 DO SUBMISSION  
1. 11/10/23 SD SUBMISSION

No. Date Submission

Title

ILLUSTRATIVE  
BUILDING ELEVATION

6060 CURTIS + GINSBERG ARCHITECTS LLP  
Job No.: 2021.26  
Scale: 1/16" = 1'-0"  
Drawn By: TT  
Checked By: YT

U-007.00  
Sheet No.: 8 of 17

2950 West 24th Street

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

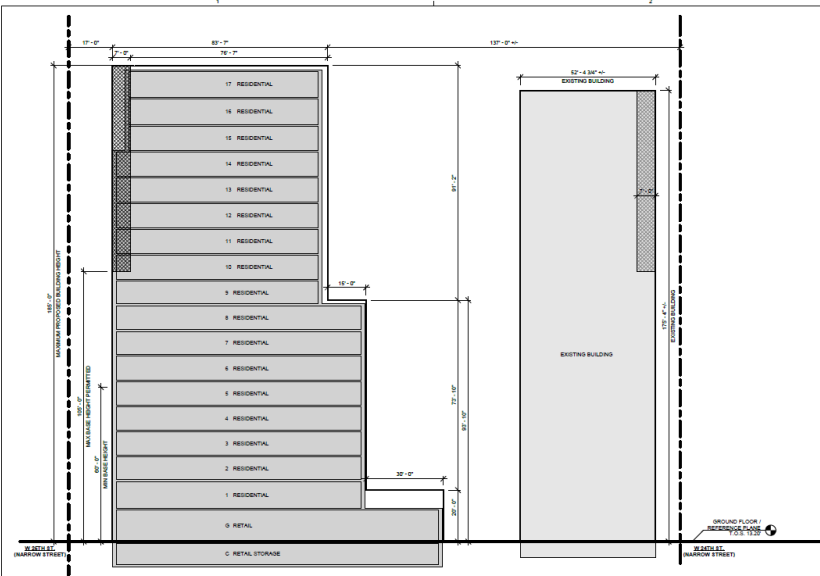
Architect  
Curtis + Ginsberg Architects  
55 Broad Street Fl. 8  
New York, New York 10004

Structural Engineer  
De Nardis Engineering, LLC  
239 Central Ave., 2nd Fl. Suite 200  
White Plains, New York 10605

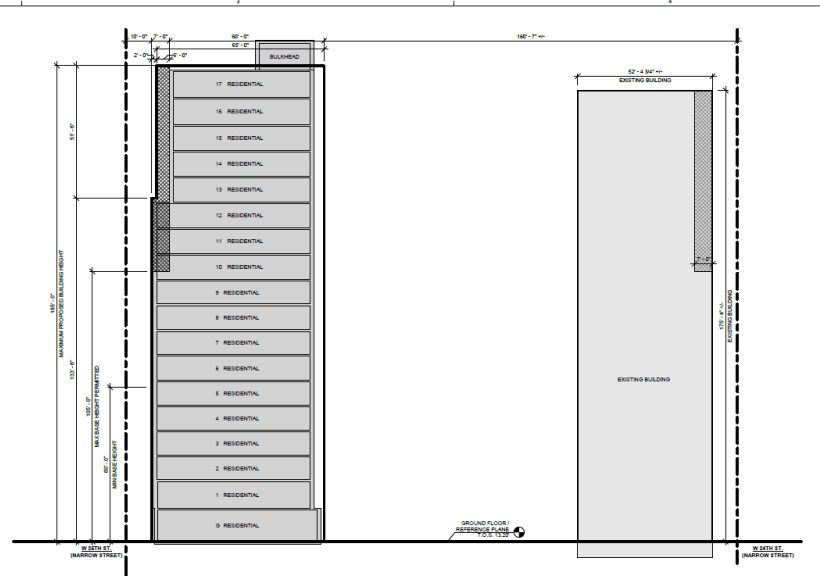
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20 Broadway  
New York, NY 10005

ENV  
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307 Meagan Ave.  
Yonkers, NY 10705

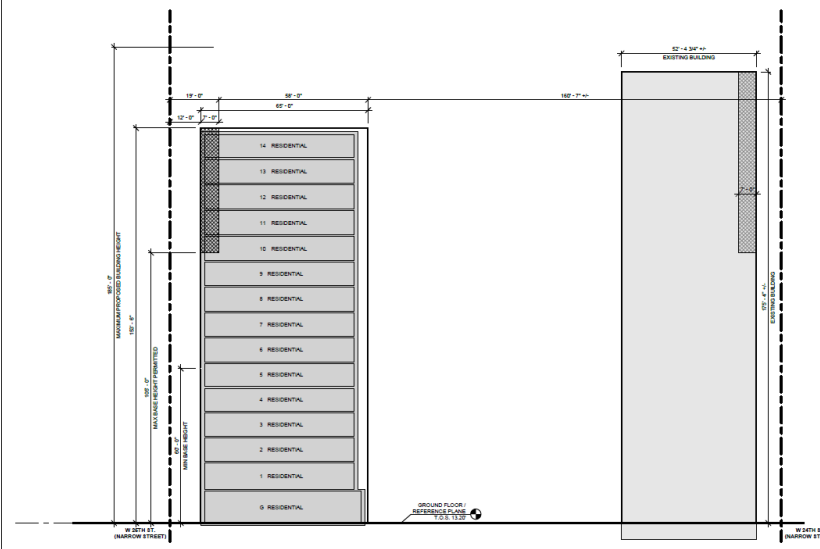
LANDSCAPE ARCHITECT  
LIZ FARRELL LANDSCAPE ARCHITECTURE  
523 51st Avenue  
Brooklyn, NY 11215



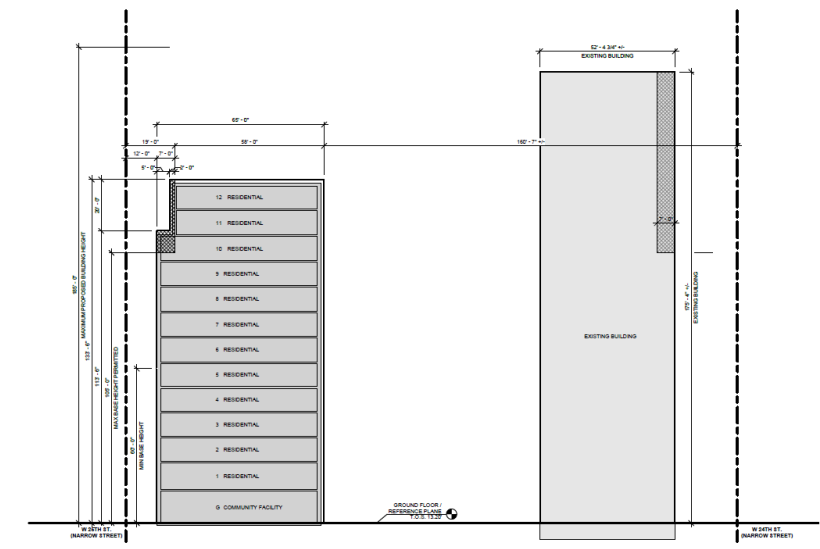
1 BUILDING ZONING SECTION - 1  
1/16" = 1'-0"



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



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



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

**LEGEND**

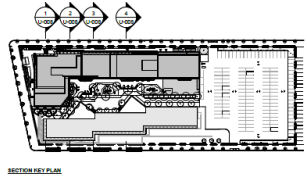
|                          |                   |                                    |
|--------------------------|-------------------|------------------------------------|
| ZONING LOT BOUNDARY      | PROPOSED BUILDING | PROPOSED MAXIMUM BUILDING ENVELOPE |
| ZONING DISTRICT BOUNDARY | EXISTING BUILDING | HEIGHT/SETBACK WAIVER OF 25 FEET   |
| ILLUSTRATIVE BUILDING    |                   | EXISTING BUILDING NON-COMPLIANCE   |

**GENERAL NOTES:**

1. BUILDING SHOWN WITHIN THE ZONING BUILDING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.

2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS.

3. ELEVATIONS ARE BASED ON BASE PLANE CALCULATION.



| No. | Date     | Revision      |
|-----|----------|---------------|
| 2   | 06/20/25 | DO SUBMISSION |
| 1   | 11/10/23 | DO SUBMISSION |

No. | Date | Submission  
Title: **WAIVER SECTIONS**

2. 06/20/25 DO SUBMISSION  
1. 11/10/23 DO SUBMISSION

No. | Date | Submission  
Title: **WAIVER SECTIONS**

U-008.00

Sheet No. 5 of 17

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

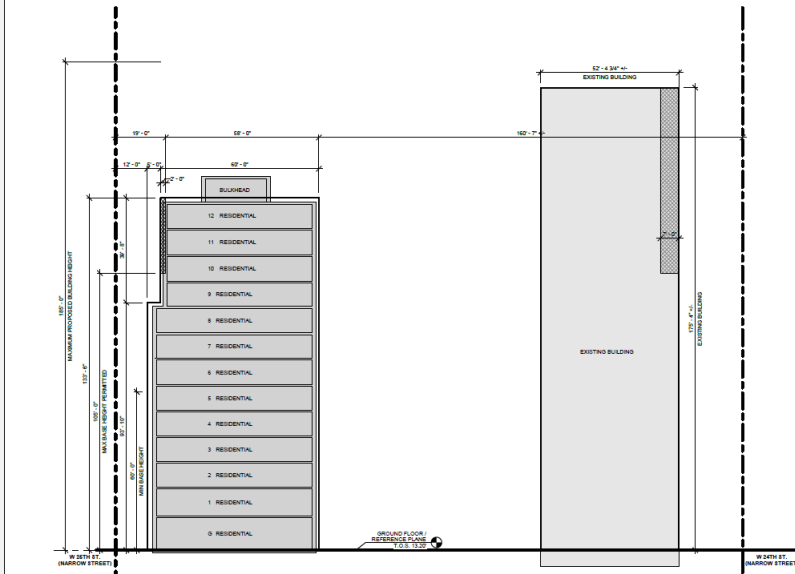
Designed by  
Curtis + Ginsberg Architects  
55 Broad Street Fl. 8  
New York, New York 10004

Reviewed by  
De Nardis Engineering, LLC  
239 Central Ave., 2nd Fl. Suite 200  
White Plains, New York 10606

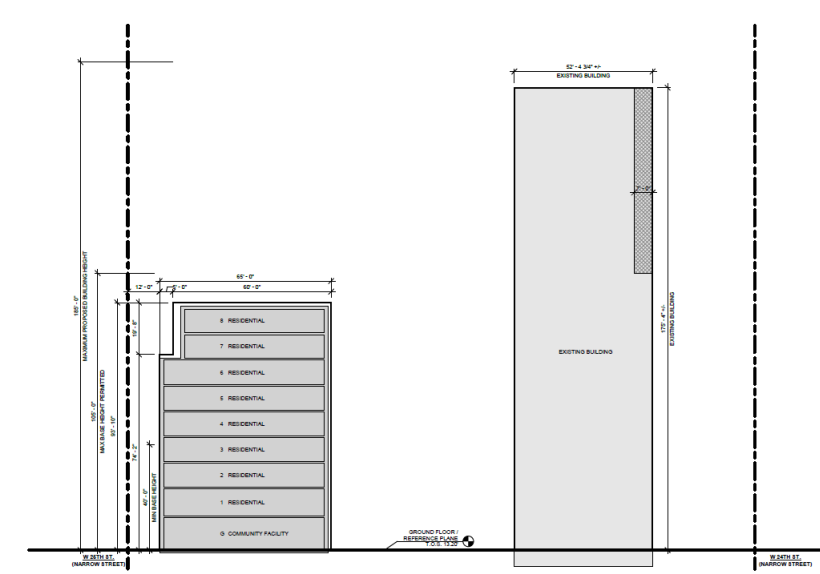
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DAGHER ENGINEERING, PLLC  
29 Broadway  
New York, NY 10006

SEAL  
KRYPTON ENGINEERING  
307 McLean Ave.  
Yonkers, NY 10705

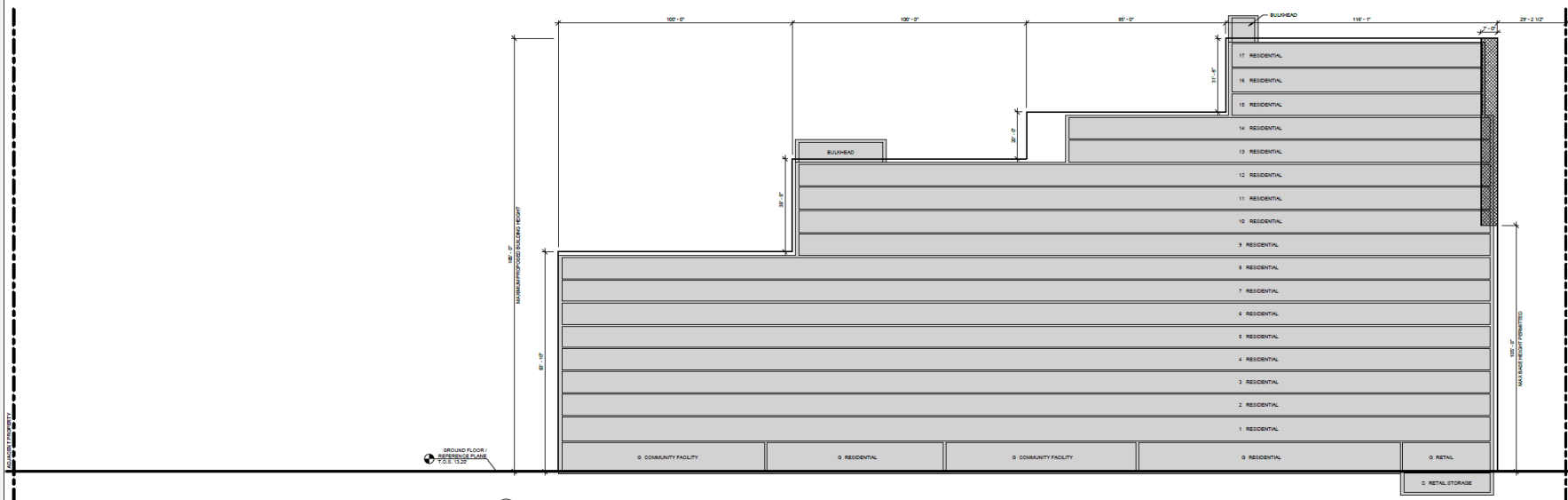
Reviewed by  
LIZ FARRELL LANDSCAPE ARCHITECTURE  
523 South Avenue  
Brooklyn, NY 11215



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



2 BUILDING ZONING SECTION - 6  
1/16" = 1'-0"



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

**LEGEND**

|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |

**GENERAL NOTES**

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE. 2. DIMENSIONS ARE BASED ON BASE PLANE CALCULATION.

**SECTION KEY PLAN**

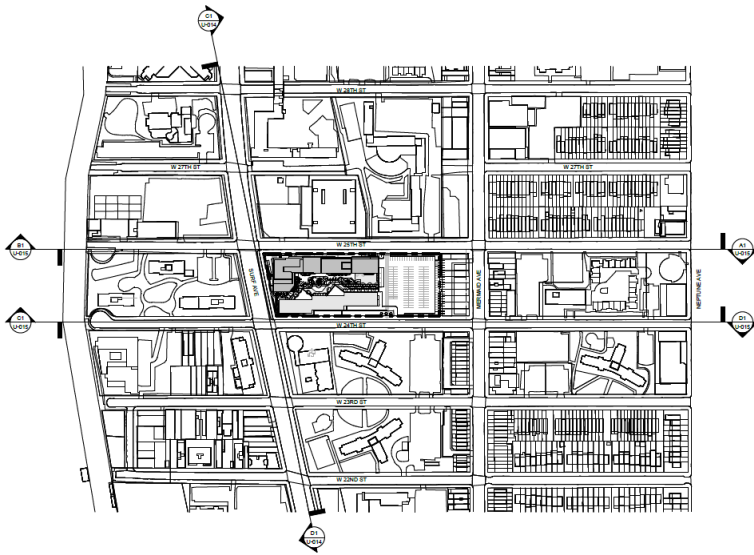
| No. | Date     | Revision      |
|-----|----------|---------------|
| 1.  | 06/25/25 | DD SUBMISSION |
| 2.  | 11/10/23 | SD SUBMISSION |

Title: **WAIVER SECTIONS**

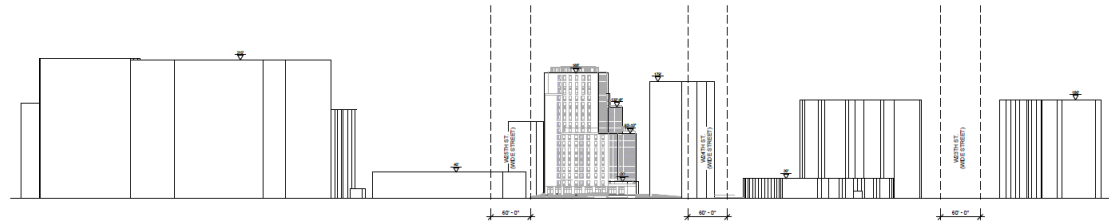
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|--------------------------------------|---------------------------|
| Seal of Curtis + Ginsberg Architects | Seal of State of New York |
| Job No. 2021.26                      | Scale: As Indicated       |
| Drawn By: [Signature]                | Checked By: [Signature]   |

U-009.00

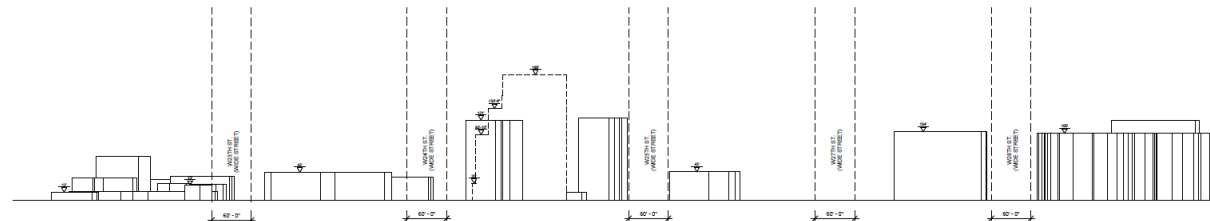
Sheet No. 10 of 17



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



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



D1 SURF AVE SOUTH  
U-214 1/64" = 1'-0"

|     |      |          |
|-----|------|----------|
| No. | Date | Revision |
|-----|------|----------|

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

| No. | Date | Submission |
|-----|------|------------|
|-----|------|------------|

**Title:**

### NEIGHBORHOOD CHARACTER DIAGRAM



U-014.00

# 2950 West 24th Street

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

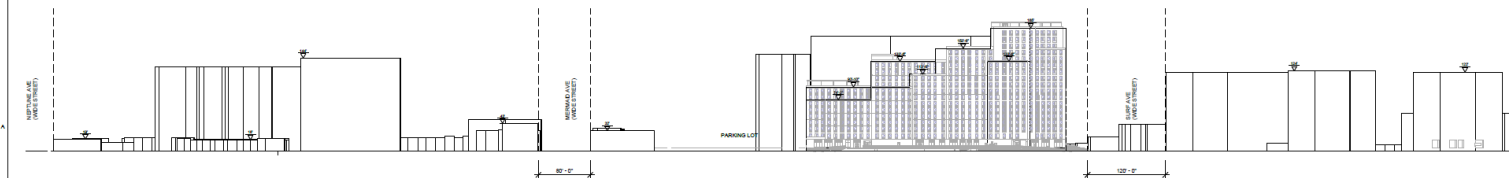
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Curtis + Ginsberg  
Architects  
55 Broad Street FL 8  
New York, New York 10004

Engineer  
De Nardis Engineering, LLC  
239 Central Ave., 2nd Fl., Suite 200  
White Plains, New York 10606

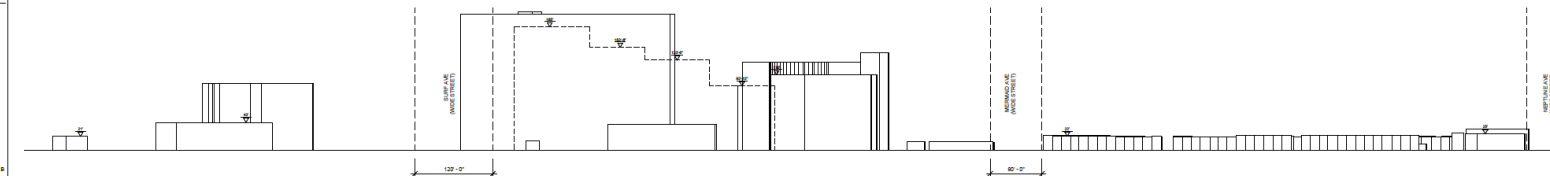
Engineer  
Dagher Engineering, PLLC  
29 Broadway  
New York, NY 10003

Engineer  
KRYPTON ENGINEERING  
307 McLean Ave.  
Yonkers, NY 10710

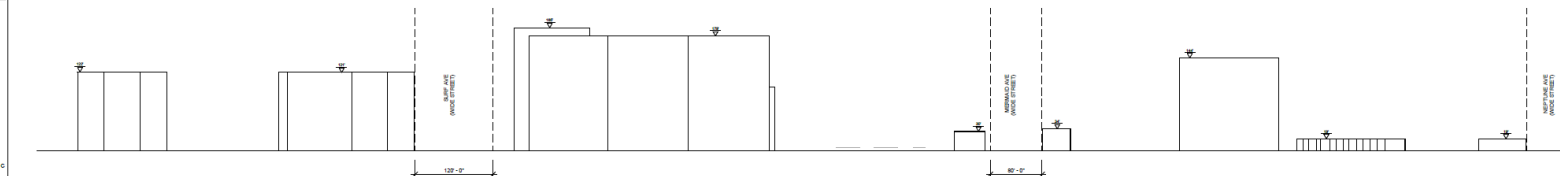
Landscape Architect  
LIZ FARRELL LANDSCAPE ARCHITECTURE  
623 5th Avenue  
Brooklyn, NY 11215



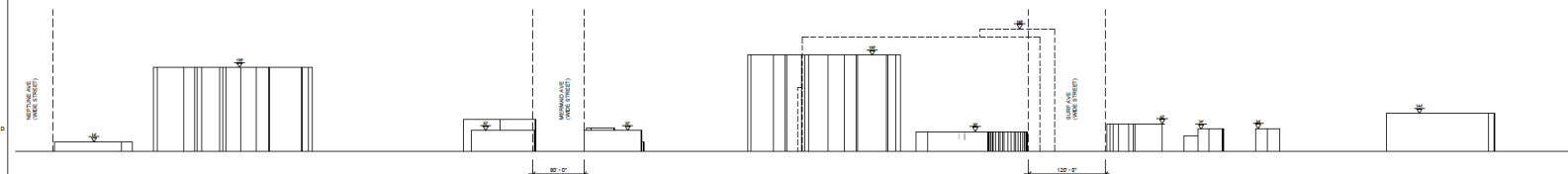
A1 WEST 24TH ST EAST  
1/8" = 1'-0"



B1 WEST 24TH ST WEST  
1/8" = 1'-0"



C1 WEST 24TH ST WEST  
1/8" = 1'-0"



D1 WEST 24TH ST EAST  
1/8" = 1'-0"

| No. | Date     | Revision      |
|-----|----------|---------------|
| 2   | 09/15/25 | DD SUBMISSION |
| 1   | 11/19/23 | SD SUBMISSION |

No. Date Submission

Title

NEIGHBORHOOD  
CHARACTER  
DIAGRAM



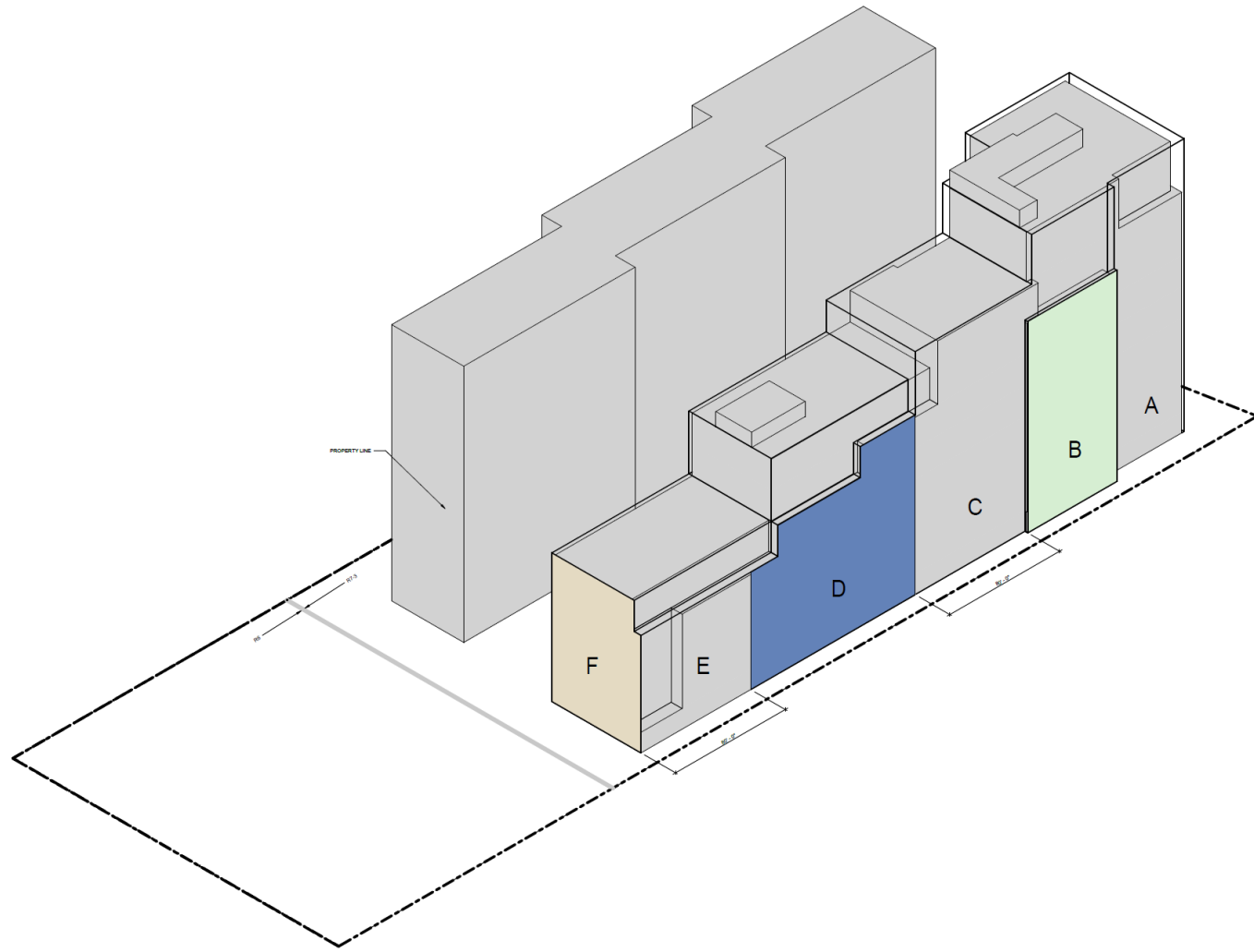
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Job No.: 2021.26  
Scale: 1/8" = 1'-0"  
Drawn By: TT  
Checked By: VT

U-015.00

Sheet No. 16 of 17

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

Architect  
Curtis +  
Ginsberg  
Architects  
55 Broad Street Fl. 8  
New York, New York 10004  
Architect  
De Nardis Engineering, LLC  
239 Central Ave., 2nd Fl., Suite 200  
White Plains, New York 10605  
PE  
DAGHER ENGINEERING, PLLC  
28 Broadway  
New York, NY 10006  
Civil  
KRYPTON ENGINEERING  
307 McLean Ave.  
Yonkers, NY 10575  
Civil  
LIZ FARRELL LANDSCAPE ARCHITECTURE  
523 Sixth Avenue  
Brooklyn, NY 11215



- LEGEND**
- ZONING LOT LINE
  - ZONING DISTRICT BOUNDARY
  - PROPOSED MAXIMUM BLDG ENVELOPE
  - ILLUSTRATIVE BUILDING MASS
  - PROPOSED WALKWAY OF 20-24' TO PERMIT ENCROACHMENTS ABOVE THE MAXIMUM BASE HEIGHT
- DESIGN GUIDELINES**
1. IN ZONES A & 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 MINIMUM HEIGHT OF 10' AND MIN. HEIGHT OF MAX. BASE HEIGHT UP TO HEIGHT OF THE SETBACK.
  3. IN ZONE A A DISTINCTIVE TEXTURE OR MATERIAL CHANGE SHALL BE UTILIZED IN A BUILDING HEIGHT OF 40' AND UP TO HEIGHT OF THE SETBACK.
  4. IN ZONE A A MINIMUM OF 20-24' OF GLAZING SHALL BE INCORPORATED PER LEVEL.
  5. ALL SCOOP MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW WITH THE EXCEPTION OF THE BUILDING MAINTENANCE SYSTEM.

| No. | Date | Revision |
|-----|------|----------|
|-----|------|----------|

|   |          |               |
|---|----------|---------------|
| 2 | 06/25/25 | DD SUBMISSION |
| 1 | 11/10/23 | SD SUBMISSION |

| No. | Date | Submission |
|-----|------|------------|
|-----|------|------------|

Title:

DESIGN CONTROLS

|  |                                        |
|--|----------------------------------------|
|  | ©2025 CURTIS + GINSBERG ARCHITECTS LLP |
|  | Job No.: 2021.26                       |
|  | Scale: 1" = 20'-0"                     |
|  | Drawn By: TT<br>Checked By: VT         |