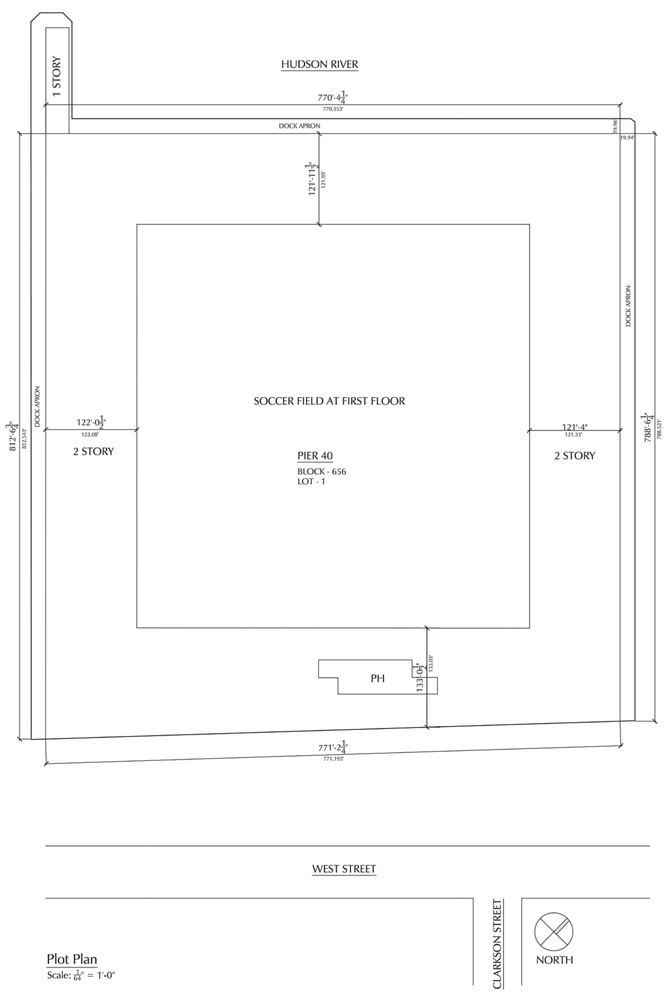


Plot Plan
Scale: 1/64" = 1'-0"

Zoning District - M2-3
Map - 12a
Block - 656
Lot - 1
Zoning Lot Area = 1,126,410 S.F.

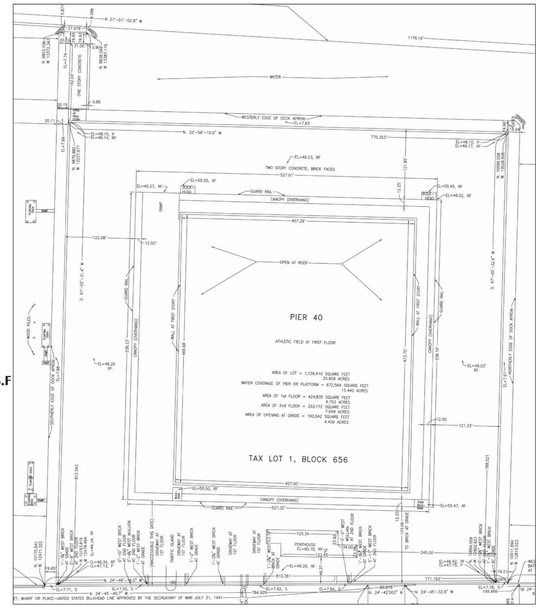
Lot Area, For the purposes of determining allowable floor area = 672,564 S.F.

MAX. F.A.R = 2.0
MAX. Floor Area = 1,345,128 S.F.

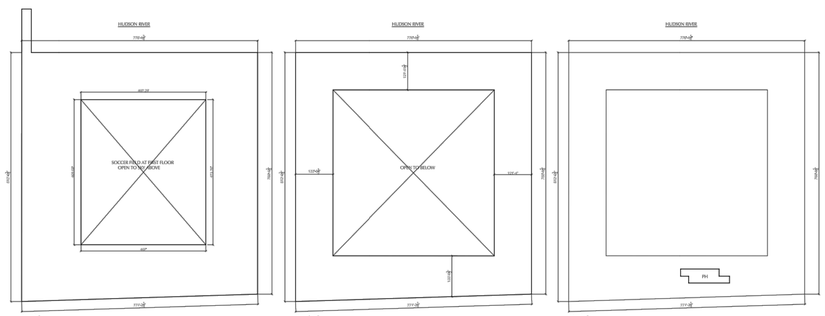
EXISTING FLOOR AREA

FLOOR	EXISTING
FIRST FLOOR	424,835 S.F.
SECOND FLOOR	331,172 S.F.
PH	5,917 S.F.
TOTAL	761,924 S.F.

Available Floor Area = 1,345,128 - 761,924 = **583,204 S.F**



Plotplan - Survey



1st Floor
424,835 S.F.

2nd Floor
331,172 S.F.

Penthouse
5,917 S.F.

Floor Area Diagrams
Scale: NTS

MICHAEL ZENREICH, PC
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Date	Revision
06.21.16	Issued For Review
06.01.16	Issued For Review
04.21.16	Issued For Review
02.25.16	Issued For Review
01.18.16	Review

Drawn By: MR
Checked By: MZ

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DETAILS ARE TO BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

Seal:

Location :
Pier 40
New York, NY

Title:
Zoning Study

Date: 01.15.16
Scale: As Noted
Project #: 2015-253
Drawing No.:
Z-101.00

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

C 160310 ZSM
SPECIAL PERMIT
ZR 89-21

CPC APPROVED: 10/17/2016 (Cal. No. 3)
CC APPROVED: 12/15/2016 (Res. No. 1344)

EFFECTIVE DATE: 12/15/2016

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

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01 GRANTING SITE SURVEY - ALL DATA AND DRAWINGS ON THIS SHEET PROVIDED BY HUDSON RIVER PARK TRUST
N.T.S. - Z-101.00 IS BY MICHAEL ZENREICH - SEE TITLEBLOCK ABOVE

550 WASHINGTON STREET

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STRUCTURAL ENGINEER

BUILDING ENVELOPE CONSULTANT

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COOKFOX

ISSUES:

NO:	DATE	DESCRIPTION
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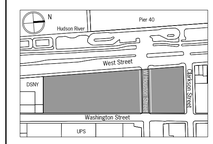
02	08.17.2016	UPDATE
01	05.05.2016	FILING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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PROJECT:
550 WASHINGTON STREET
NEW YORK, NY 10014

550 WASHINGTON STREET
SPECIAL PERMIT DRAWINGS
NOT FOR CONSTRUCTION

DRAWING TITLE
GRANTING SITE SURVEY
Z-101.00 BY MICHAEL ZENREICH

SEAL

PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: Z-001

N:\3313 - St Johns Terminal\Dwg\SHEETFILES\Special Permit Drawings\Z-001 - GRANTING SITE SURVEY.dwg

INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES

SITE DATA	
BLOCK	596
LOT	1
STREET ADDRESS	550 WASHINGTON STREET, NYC
COMMUNITY DISTRICT	CB2
ZONING SECTION MAP NO.	12a
ZONING LOT AREA (Including West Houston Street Portion)	213,655 SF[1,3]
ZONING LOT AREA (Without West Houston Street Portion as used in the Calculations below)	196,410 SF

LIST OF REQUIRED ACTIONS

1 - SPECIAL PERMIT PURSUANT TO ZR 89-21

2 - SPECIAL PERMIT PURSUANT TO ZR 13-451 (North Site)
3 - SPECIAL PERMIT PURSUANT TO ZR 13-451 (Center Site)
4 - SPECIAL PERMIT PURSUANT TO ZR 13-451 (South Site)

5 - AUTHORIZATION PURSUANT TO ZR 12-441 (North Site)
6 - AUTHORIZATION PURSUANT TO ZR 12-441 (Center Site)
7 - AUTHORIZATION PURSUANT TO ZR 12-441 (South Site)

8 - CERTIFICATION PURSUANT TO ZR 89-21(d)

BUILDING FLOOR AREA SCHEDULE

BUILDING	FLOOR AREA BY USE		
	Residential	Commercial	Total
<NW> Building <NE> Building	450,000 zsf 110,000 zsf	92,500 zsf 7,500 zsf	542,500 zsf 117,500 zsf
<CW> Building <CE> Building	300,000 zsf 429,000 zsf	33,000 zsf 27,000 zsf	333,000 zsf 456,000 zsf [4]
<S> Building		262,000 zsf	262,000 zsf
TOTAL	1,2892,000 zsf	422,000 zsf	1,711,000 zsf

NOTES

[1] Based on Survey by Fehringer Surveying PC dated 25 October 2016

[2] St John's Terminal was accepted as a single zoning lot by the NYC DOB confirmed in a letter dated April 2, 2007 to Paul D. Selver.

[3] COOKFOX Lot Area calculation where drawn based on Fehringer Surveyor PC dated 25 October 2006 is larger than the Fehringer Survey declared "Total Lot Area" by 2.2 SF.

[4] CE Building to include ±1,500 SF of community facility floor area at ground floor, and residential and/or commercial floor area will be reduced accordingly.

ZONING RESOLUTION SECTION			ITEM	PERMITTED/REQUIRED				PROPOSED				COMPLIANCE / NON COMPLIANCE AND NOTES
M1-5	C6-3	C6-4		M1-5	C6-3 (R9 Equivalent)	C6-4 (R10 Equivalent)	TOTAL	M1-5	C6-3 (R9 Equivalent)	C6-4 (R10 Equivalent)	TOTAL	
42-00	32-00	32-00	Use Groups	Community Facility 4 Retail and Commercial 5 through 11 Recreation 12 through 14 General Service 16 Manufacturing 17	Residential 1 and 2 Community Facilities 3 and 4 Retail and Commercial 5 through 12	Residential 1 and 2 Community Facilities 3 and 4 Retail and Commercial 5 through 12		Retail 6 Office 6 Hotel 5 Event Space 9, 12	Residential 2 Retail, Commercial, and Office 6, 8, 9, 10, 12 Community Facility 3, 4	Residential 2 Retail, Commercial, and Office 6, 8, 9, 10, 12 Community Facility 3, 4	Retail, Commercial, and Office 6, 8, 9, 10, 12 Hotel 5 Event Space 9, 12 Residential 2 Community Facility 3, 4	Complies
42-03	33-03 23-03	33-03 23-03 26-41	Street Tree Planting	Developments, or enlargements that increase the floor area on a zoning lot by 20% shall provide street trees. West Street Lot Frontage = 179'-6" 7 Trees Required Washington Street Lot Frontage = 179'-0" 7 Trees Required	Developments, or enlargements that increase the floor area on a zoning lot by 20% shall provide street trees. West Street Lot Frontage = 403'-9" 16 Trees Required West Houston Street Lot Frontage = 262'-11" 11 Trees Required Washington Street Lot Frontage = 408'-5" 16 Trees Required	Developments, or enlargements that increase the floor area on a zoning lot by 20% shall provide street trees. West Street Lot Frontage = 200'-6" 8 Trees Required West Houston Street Lot Frontage = 267'-7" 11 Trees Required Washington Street Lot Frontage = 200'-3" 8 Trees Required Clarkson Street Lot Frontage = 282'-1" 11 Trees Required	West Street 31 Trees Required West Houston Street 22 Trees Required Washington Street 31 Trees Required Clarkson Street 11 Trees Required	West Street 3 Trees Provided Washington Street 6 Trees Provided	West Street 11 Trees Provided West Houston Street 10 Trees Provided Washington Street 14 Trees Provided	West Street 4 Trees Provided West Houston Street 9 Trees Provided Washington Street 6 Trees Provided Clarkson Street 10 Trees Provided	West Street 18 Trees Provided West Houston Street 19 Trees Provided Washington Street 26 Trees Provided Clarkson Street 10 Trees Provided	Does not comply 26-41 Parks Department Waiver Required
43-12	33-122 35-33 23-142	33-122	Floor Area Regulations	FAR Permitted 5.00 Floor Area Permitted for Commercial/Event Uses: 40,660 SF x 5.0 FAR = 203,300 ZSF Floor Area Permitted for Commercial Uses: 100,730 SF x 6.00 FAR = 604,380 ZSF Floor Area Permitted for Residential Uses: 100,730 x 7.52 FAR = 757,500 ZSF	FAR Permitted for Commercial Uses: 6.00 for Residential Uses: 7.52 Floor Area Permitted for Commercial Uses: 55,020 SF x 10.0 FAR = 550,200 ZSF Floor Area Permitted for Residential Uses: 55,020 SF x 10.0 FAR = 550,200 ZSF	FAR Permitted for Commercial Uses: 10.0 for Residential Uses: 10.0 Total Floor Area Permitted for Commercial/Event Uses: 203,300 ZSF Total Floor Area Permitted for Commercial Uses: 1,357,880 ZSF Total Floor Area Permitted for Residential Uses: 1,307,700 ZSF	Floor Area Provided for Commercial/Event Uses: 262,000 ZSF Total Floor Area Provided for Commercial Uses: 60,000 ZSF Total Floor Area Provided for Residential Uses: 729,000 ZSF	Total Floor Area Provided for Commercial Uses: 100,000 ZSF Total Floor Area Provided for Residential Uses: 560,000 ZSF		
				Total Floor Area Permitted: 203,300 ZSF	Total Floor Area Permitted: 757,500 ZSF	Total Floor Area Permitted: 550,200 ZSF	Total Floor Area Permitted: 1,511,000 ZSF	Total Floor Area Provided: 262,000 ZSF*	Total Floor Area Provided: 789,000 ZSF*	Total Floor Area Provided: 660,000 ZSF*	Total Floor Area Provided: 1,711,000 ZSF*	*Includes 200,000 SF of Floor Area transferred from Pier 40 (Block 656, Lot 1) pursuant to Section 89-21 of the ZR The maximum floor area ratio shall not exceed the allowable floor area ratio by more than 20 percent. 1,511,000 x 1.20 = 1,813,300 ZSF Maximum
43-25	33-25	33-25	Side Yard Regulations	No side yard required	No side yard required	No side yard required		None provided	None Provided	None Provided		Complies
43-28	35-53 23-532	33-26 33-28 35-53 23-53	Rear Yard Regulations	On any through lot 110 feet or more in maximum depth from street to street, one of the following rear yard equivalents shall be provided: (a) an open area with a minimum lot depth of 40 feet midway between the two street lines upon which such through lot fronts; (b) two open areas, each adjoining and extending along the full length of the street line, and each with a minimum depth of 20 feet measured from such street line; or (c) an open area adjoining and extending along the full length of each side lot line, with a minimum width of 20 feet measured from each such side lot line	60 Feet Rear Yard Equivalent Required	Not Required		Building Encroaches in Required Rear Yard Equivalent* See drawing Z-110	60 Feet Rear Yard Equivalent Provided	Not Provided		*Requires special permit pursuant to Section 89-21 of the ZR
43-43	35-23 23-632	35-23 23-632	Maximum Height of Walls and Required Setbacks	Initial Setback on Narrow Street: 20 feet Initial Setback on Wide Street: 15 feet Maximum Height of Front Wall: 85 Feet or Six Stories, whichever is less Sky Exposure Plane is 2.7 to 1 on a Narrow Street and 5.6 to 1 on a Wide Street	Initial Setback on Narrow Street: 20 feet Initial Setback on Wide Street: 15 feet Maximum Height of Front Wall: 85 Feet or Six Stories, whichever is less Sky Exposure Plane is 2.7 to 1 on a Narrow Street and 5.6 to 1 on a Wide Street	Initial Setback on Narrow Street: 20 feet Initial Setback on Wide Street: 15 feet Maximum Height of Front Wall: 85 Feet or Six Stories, whichever is less Sky Exposure Plane is 2.7 to 1 on a Narrow Street and 5.6 to 1 on a Wide Street		Does not comply* See drawings Z-250, Z-251, Z-252, Z-253	Does not comply* See drawings Z-250, Z-251, Z-252, Z-253	Does not comply* See drawings Z-250, Z-251, Z-252, Z-253	Does not comply* See drawings Z-250, Z-251, Z-252, Z-253	*Requires special permit pursuant to Section 89-21 of the ZR
	35-33 35-34 23-151		Height Factor	N.A.	A Zoning Lot containing a residential building or the residential portion of a mixed building shall comply with the Height Factor, Open Space Ratio , and Floor Area Ratio requirements Height Factor (Total Floor Area / Total Lot Coverage) at maximum permitted 7.52 FAR: 789,000/56,357 = 14 Lot Coverage Permitted: 56,357 SF Open Space Ratio: Residential Floor Area / Residential Lot Coverage 729,000/67,750 = 10.76 (use 11) OSR @ HF 11 = 5.0% Open Space Required 729,000 x 5.0% = 36,450 SF	N.A.		N.A.	FAR Provided = 7.52 Open Space Provided = 36,750 SF Total Lot Coverage Provided = 67,750 SF*	N.A.		*Requires special permit pursuant to Section 89-21 of the ZR
13-11 13-12 13-13	13-11 13-12 13-13	13-11 13-12 13-13	Permitted off-street Parking in Manhattan Core	20% of Residences 1 per 4,000 SF of Commercial Area Total Permitted = 66	20% of Residences 1 per 4,000 SF of Commercial Area Total Permitted = 225	20% of Residences 1 per 4,000 SF of Commercial Area Total Permitted = 190	225 Total in one facility 1 per 4,000 SF of Commercial Area Total Permitted = 481	94 (South Site Garage)*	95 (Center Site Garage)*	236 (North Site Garage)*		*Requires special permit pursuant to Section 13-45 & 13-451 of the ZR
	23-22	23-22	Density Regulations		Permitted Dwelling Units Residential Floor Area / Density Factor 729,000/680 = 1,072	Permitted Dwelling Units Residential Floor Area / Density Factor 560,000/680 = 823			993 Dwelling Units Proposed	593 Dwelling Units Proposed		Complies
44-52 13-31	36-62 36-681 13-31	36-62 36-681 13-31	Off-Street Loading Regulations	Hotel/Office: First 100,000 SF: None Next 200,000 SF: 1 Length: 37 Feet Width: 12 Feet Vertical Clearance: 14 Feet	First 25,000 SF: None Next 15,000 SF: 1 Next 60,000 SF: 1 Each additional 150,000 SF or franction: 1 Length: 37 Feet Width: 12 Feet Vertical Clearance: 14 Feet	First 25,000 SF: None Next 15,000 SF: 1 Next 60,000 SF: 1 Each additional 150,000 SF or franction: 1 Length: 37 Feet Width: 12 Feet Vertical Clearance: 14 Feet		Proposed Hotel/Office Area: 262,000 SF Provided 1 Off-Street Loading Berth	Proposed Commercial Area: 60,000 SF Provided 1 Off-Street Loading Berth Provided Length: 58 Feet Provided Width: 20 Feet Provided Vertical Clearance: 16 Feet	Proposed Commercial Area: 100,000 SF Provided 2 Off-Street Loading Berth Provided Length: 38 Feet Provided Width: 30 Feet Provided Vertical Clearance: 16 Feet		Complies
40-60 36-70 36-711	36-70 36-711 25-81	36-70 36-711 25-81	Bicycle Parking	General Retail or Service Uses: 1 Bicycle Parking Space per 10,000 SF Required 27 Bicycle Parking Spaces	Use Group 2: 1 Bicycle Parking Space per 2 Dwelling Units Required 497 Bicycle Parking Spaces General Retail or Service Uses: 1 Bicycle Parking Space per 10,00 SF Required 6 Bicycle Parking Spaces	Use Group 2: 1 Bicycle Parking Space per 2 Dwelling Units Required 244 Bicycle Parking Spaces General Retail or Service Uses: 1 Bicycle Parking Space per 10,00 SF Required 10 Bicycle Parking Spaces		27 Bicycle Parking Spaces Provided	497 Bicycle Parking Spaces Provided for Residential Portion 6 Bicycle Parking Spaces Provided for Commercial Portion	244 Bicycle Parking Spaces Provided for Residential Portion 10 Bicycle Parking Spaces Provided for Commercial Portion		Complies Complies
13-241	13-241	13-241	Location of Curb Cuts	Not Curb Cuts for Parking are allowed on a wide street	Not Curb Cuts for Parking are allowed on a wide street	Not Curb Cuts for Parking are allowed on a wide street		1 Parking Curb Cut provided on West Street (wide street)*	1 Through-block Curb Cut provided on West Street (wide street)*	1 Parking Curb Cut provided on West Street (wide street)*		*Requires special permit pursuant to Section 13-441 of the ZR

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

C 160310 ZSM
SPECIAL PERMIT
ZR 89-21

CPC APPROVED: 10/17/2016 (Cal. No. 3)
CC APPROVED: 12/15/2016 (Res. No. 1344)

EFFECTIVE DATE: 12/15/2016

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

CITY PLANNING COMMISSION COPY

01 ZONING CALCULATIONS
N.T.S.

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T: 212.509.5656

STRUCTURAL ENGINEER

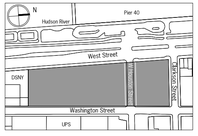
BUILDING ENVELOPE CONSULTANT

BUILDING CODE CONSULTANT

ISSUES:

NO:	DATE	DESCRIPTION
04	12.05.2016	UPDATE
03	10.14.2016	UPDATE
02	08.17.2016	UPDATE
01	05.05.2016	FILING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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PROJECT:
550 WASHINGTON STREET
NEW YORK, NY 10014

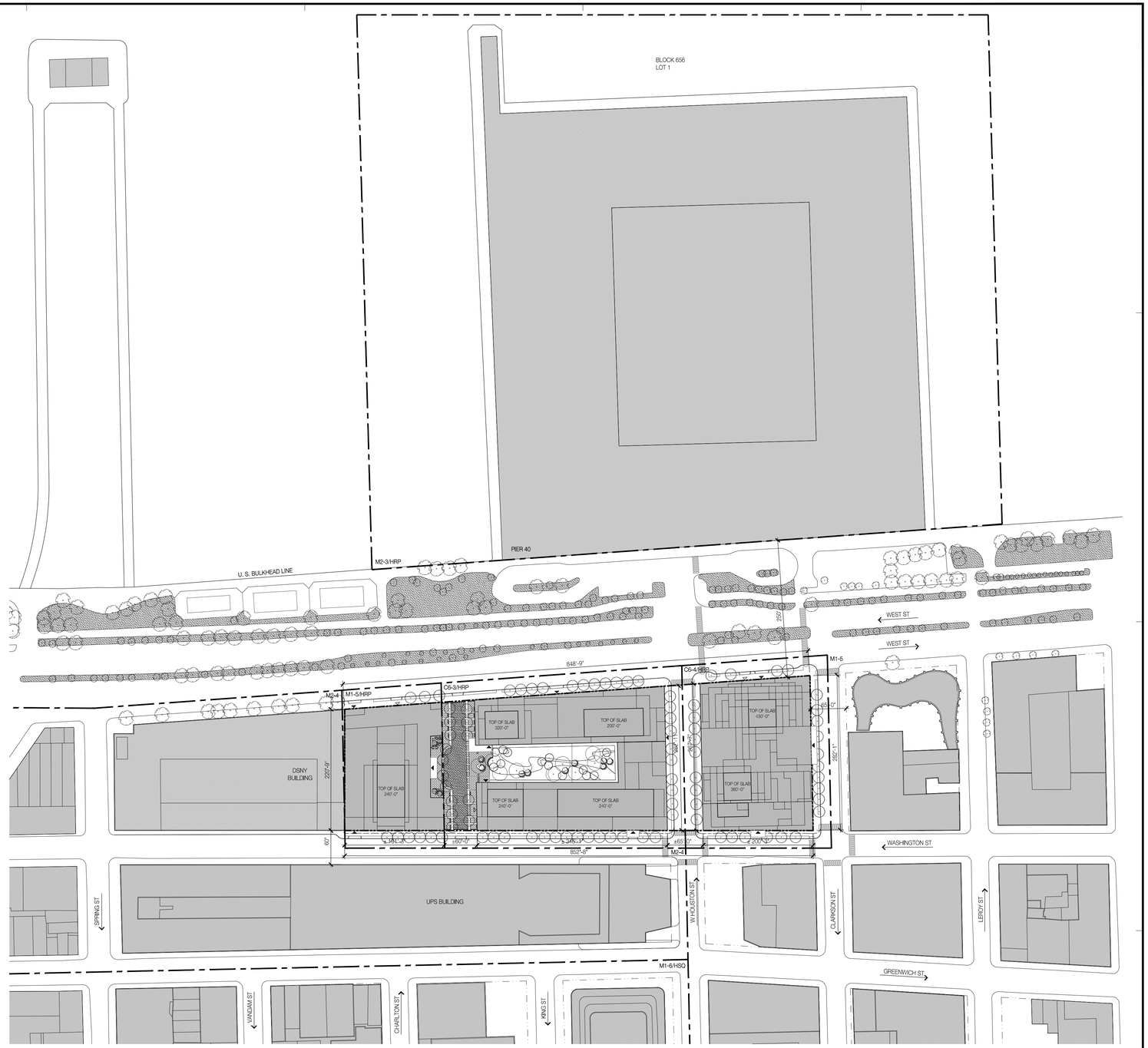
550 WASHINGTON STREET
SPECIAL PERMIT DRAWINGS
NOT FOR CONSTRUCTION

DRAWING TITLE
ZONING CALCULATIONS

SEAL

PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: Z-004

INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES



01 PROJECT AREA SITE PLAN

1/100 = 1' - 0"

0' 100' 200' 300'

LEGEND

- BUILDING ENVELOPE
- BUILDING ABOVE
- PROPERTY LINE
- ZONING LOT / DEVELOPMENT SITE
- ZONING DISTRICT BOUNDARY
- PUBLIC ACCESS AREA
- PEDESTRIAN ENTRANCE
- PARKING ACCESS
- LOADING DOCK
- MUNI METER
- LSA LANDSCAPE AREA
- UTILITY POLE
- FIRE HYDRANT
- LIGHT POLE
- EXISTING GRATING
- NEW STREET TREE
- NEW LANDSCAPE
- AREA OF DEVELOPMENT SITE
- ADJACENT SITES

NOTES:

1. ARCHITECT STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. INTERIOR PARTITIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

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

C 160310 ZSM
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STRUCTURAL ENGINEER

BUILDING ENVELOPE CONSULTANT

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COOKFOX

ISSUES:

NO:	DATE	DESCRIPTION
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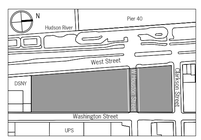

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PROJECT:

550 WASHINGTON STREET
NEW YORK, NY 10014

550 WASHINGTON STREET
SPECIAL PERMIT DRAWINGS
NOT FOR CONSTRUCTION

DRAWING TITLE

PROJECT AREA SITE PLAN

SEAL

PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: Z-005

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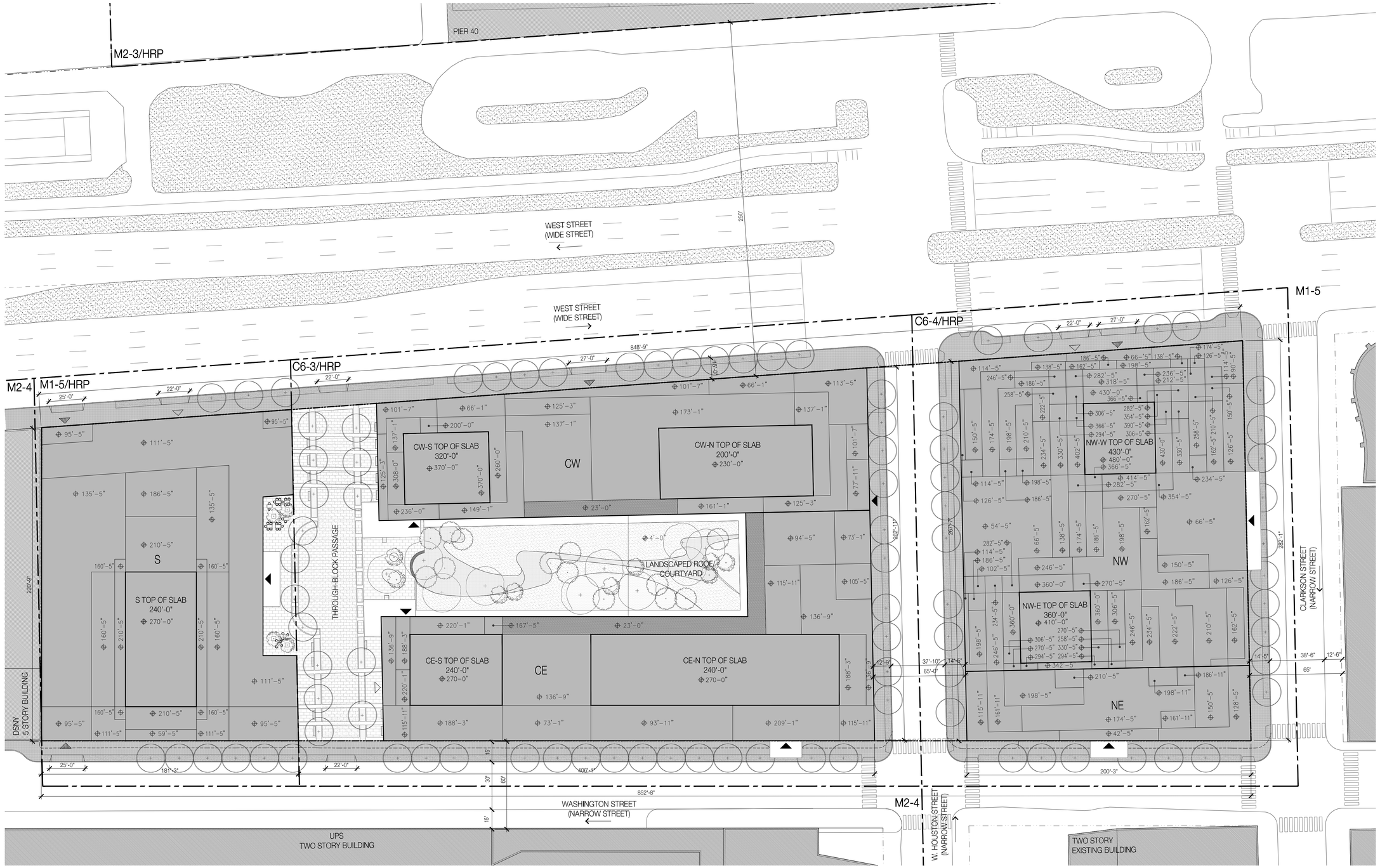

01 ZONING LOT SITE PLAN

1/32 = 1' - 0"

0' 32' 64' 96'

LEGEND

- BUILDING ENVELOPE
- BUILDING ABOVE
- PROPERTY LINE
- ZONING LOT / DEVELOPMENT SITE
- ZONING DISTRICT BOUNDARY
- PUBLIC ACCESS AREA
- PEDESTRIAN ENTRANCE
- PARKING ACCESS
- LOADING DOCK
- MUNI METER
- LANDSCAPE AREA
- UTILITY POLE
- FIRE HYDRANT
- LIGHT POLE
- EXISTING GRATING
- NEW STREET TREE
- NEW LANDSCAPE
- AREA OF DEVELOPMENT SITE
- ADJACENT SITES
- ROOF OPEN SPACE

NOTES:

1. ARCHITECT STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. INTERIOR PARTITIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

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

C 160310 ZSM
SPECIAL PERMIT
ZR 89-21

CPC APPROVED: 10/17/2016 (Cal. No. 3)
CC APPROVED: 12/15/2016 (Res. No. 1344)

EFFECTIVE DATE: 12/15/2016

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

CITY PLANNING COMMISSION COPY

N:\3313 - St Johns Terminal\Dwg\SHEETFILES\Special Permit Drawings\Z-006 - ZONING LOT SITE PLAN.dwg

INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES

COOKFOX
COOKFOX
FOXCOOK
KFOXCOO
OOKFOXC
FOXCOOK
OKFOXCO

550 WASHINGTON STREET

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T: 212.929.5656

STRUCTURAL ENGINEER

BUILDING ENVELOPE CONSULTANT

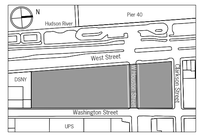
BUILDING CODE CONSULTANT

COOKFOX

ISSUES:

NO:	DATE	DESCRIPTION
03	10.14.2016	UPDATE
02	09.17.2016	UPDATE
01	05.05.2016	RLING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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PROJECT:

550 WASHINGTON STREET
NEW YORK, NY 10014

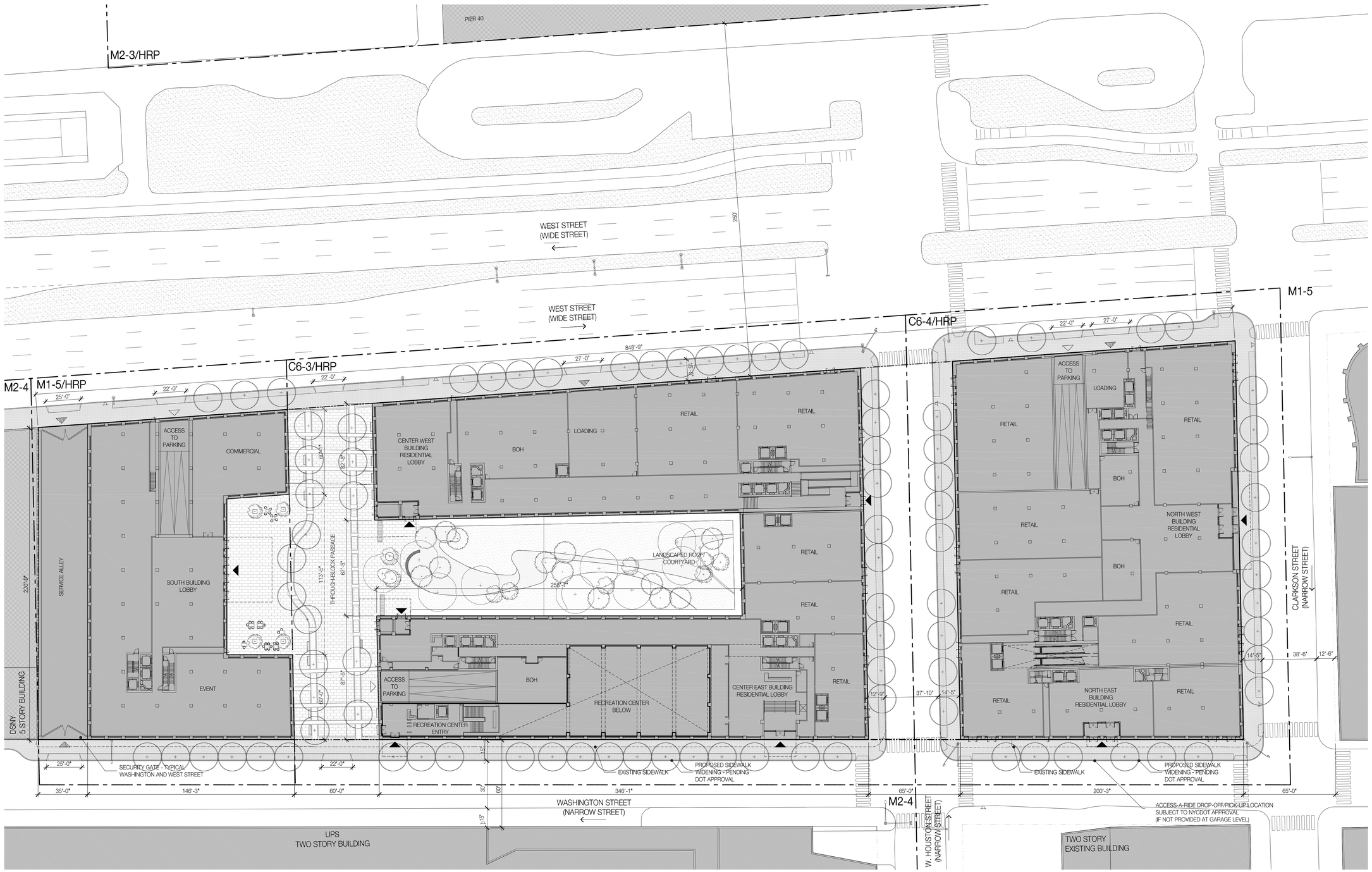
550 WASHINGTON STREET
SPECIAL PERMIT DRAWINGS
NOT FOR CONSTRUCTION

DRAWING TITLE

ZONING LOT SITE PLAN

SEAL

PROJECT NO:	3313
SCALE:	AS NOTED
SHEET SIZE:	24"x36"
DRAWING NO:	Z-006



01 GROUND FLOOR PLAN

1/32 = 1' - 0"

0' 32' 64' 96'

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

C 160310 ZSM
SPECIAL PERMIT
ZR 89-21

CPC APPROVED: 10/17/2016 (Cal. No. 3)
CC APPROVED: 12/15/2016 (Res. No. 1344)

EFFECTIVE DATE: 12/15/2016

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CITY PLANNING COMMISSION COPY

LEGEND

- BUILDING ENVELOPE
- BUILDING ABOVE
- PROPERTY LINE
- ZONING LOT / DEVELOPMENT SITE
- ZONING DISTRICT BOUNDARY
- PUBLIC ACCESS AREA
- PEDESTRIAN ENTRANCE
- PARKING ACCESS
- LOADING DOCK
- MUNI METER
- LSA LANDSCAPE AREA
- UTILITY POLE
- FIRE HYDRANT
- LIGHT POLE
- EXISTING GRATING
- NEW STREET TREE
- NEW LANDSCAPE
- AREA OF DEVELOPMENT SITE
- ADJACENT SITES

NOTES:

1. ARCHITECT STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. INTERIOR PARTITIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
4. RECREATION CENTER WILL BE DESIGNED IN ACCORDANCE WITH REQUIREMENTS OF RESTRICTIVE DECLARATIONS
5. ALL DESIGN REQUIREMENTS WILL COMPLY AS SET FORTH IN Z-254

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STRUCTURAL ENGINEER

BUILDING ENVELOPE CONSULTANT

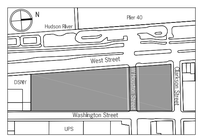
BUILDING CODE CONSULTANT

COOKFOX

ISSUES:

NO:	DATE	DESCRIPTION
04	12.05.2016	UPDATE
03	10.14.2016	UPDATE
02	08.17.2016	UPDATE
01	05.05.2016	FILING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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PROJECT:

550 WASHINGTON STREET
NEW YORK, NY 10014

550 WASHINGTON STREET
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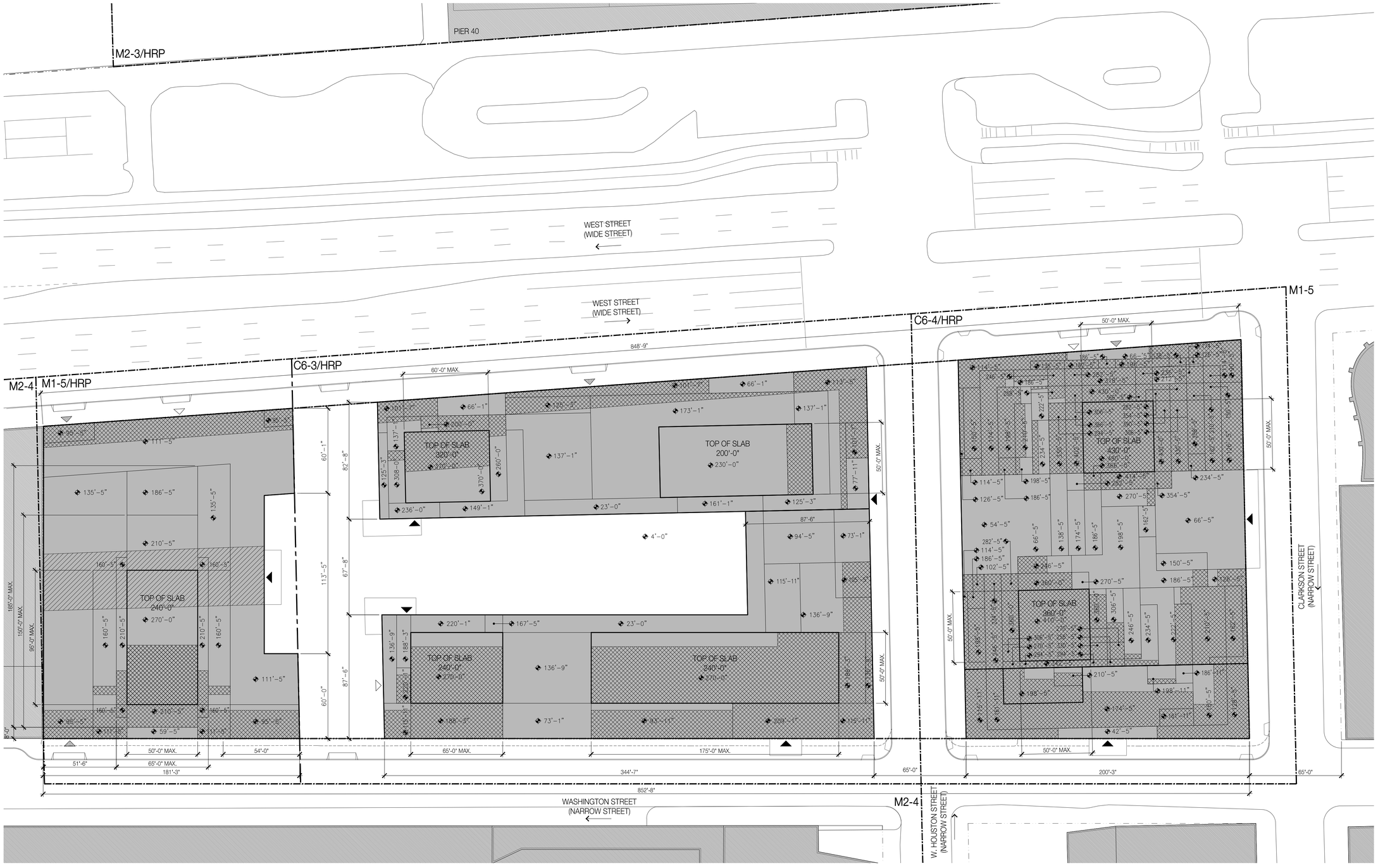
DRAWING TITLE

GROUND FLOOR PLAN

SEAL

PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: Z-101

INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES



01 WAIVER PLAN

1/32 = 1' - 0"

0' 32' 64' 96'

LEGEND

- BUILDING ENVELOPE
- BUILDING ABOVE
- PROPERTY LINE
- ZONING LOT / DEVELOPMENT SITE
- ZONING DISTRICT BOUNDARY
- PEDESTRIAN ENTRANCE
- PARKING ACCESS
- LOADING DOCK
- PUBLIC ACCESS
- MUNI METER
- LSA LANDSCAPE AREA
- UTILITY POLE
- FIRE HYDRANT
- LIGHT POLE
- EXISTING GRATING
- NEW STREET TREE
- NEW LANDSCAPE
- REAR YARD
- ADJACENT SITES
- PORTIONS OF BUILDING REQUIRING HEIGHT AND SETBACK WAIVERS PURSUANT TO SECTION 127-21 OF THE ZONING RESOLUTION

NOTES:

1. ARCHITECT STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

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

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STRUCTURAL ENGINEER

BUILDING ENVELOPE CONSULTANT

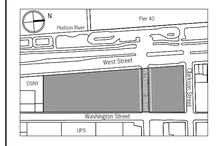
BUILDING CODE CONSULTANT

COOKFOX

ISSUES:

NO:	DATE	DESCRIPTION
03	10.14.2016	UPDATE
02	08.17.2016	UPDATE
01	05.05.2016	FILING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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PROJECT:

550 WASHINGTON STREET
NEW YORK, NY 10014

550 WASHINGTON STREET
SPECIAL PERMIT DRAWINGS
NOT FOR CONSTRUCTION

DRAWING TITLE

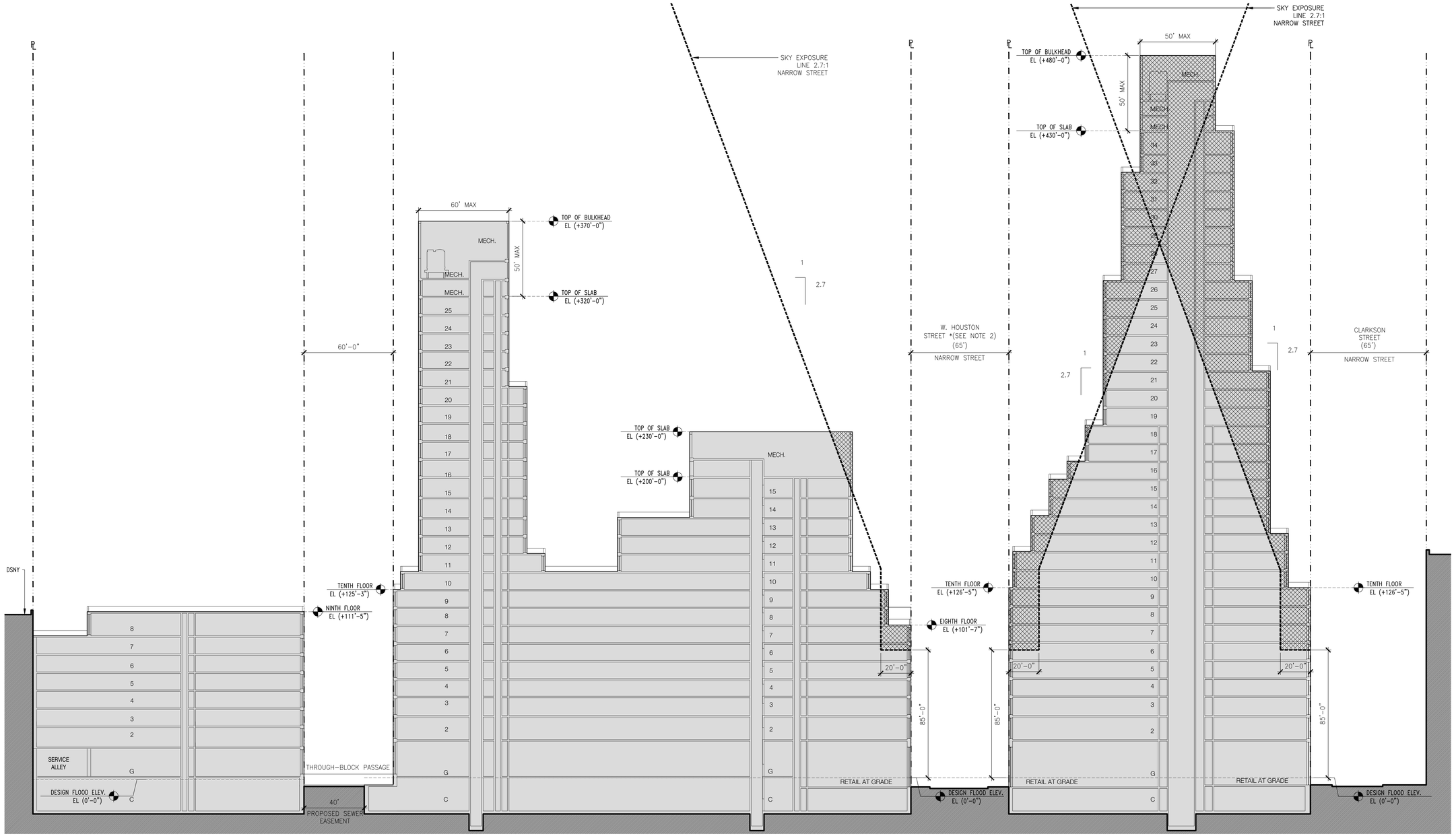
WAIVER PLAN

SEAL

PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: Z-110

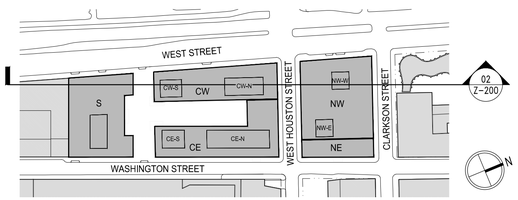
N:\3313 - St Johns Terminal\Dwg\SHEETFILES\Special Permit Drawings\Z-110 - WAIVER PLAN.dwg

INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES



02 WAIVER SECTION (NORTH/SOUTH) - MAXIMUM BUILDING ENVELOPE AND ENCROACHMENT DIAGRAM

1/32 = 1' - 0"



01 KEY PLAN

N.T.S.

0' 32' 64' 96'

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

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ZR 89-21

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CITY PLANNING COMMISSION COPY

LEGEND

- SKY EXPOSURE LINE
- PROPERTY LINE
- MAXIMUM BUILDING ENVELOPE
- AREA OF DEVELOPMENT SITE
- PORTIONS OF BUILDING THAT ENCROACH INTO THE INITIAL SETBACK DISTANCE ABOVE 85 FEET & INTO THE SKY EXPOSURE PLANE

NOTES:

1. ARCHITECT STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

2. WEST HOUSTON STREET TREATED AS A STREET FOR PURPOSE OF MEASURING HEIGHT AND SETBACK COMPLIANCE PURSUANT TO ZR23-633 AND ZR33-432 AND WAIVERS PURSUANT TO ZR89-21.

3. <S> ELEVATIONS REFER TO A DFE (DESIGN FLOOD ELEVATION) THAT IS 12 FEET ABOVE THE NAVD88.

4. <CE>, <CW>, <NE>, <NW> ELEVATIONS REFER TO A DFE (DESIGN FLOOD ELEVATION) THAT IS 13 FEET ABOVE THE NAVD88.

5. INTERIOR PARTITIONS AND FLOOR SLABS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

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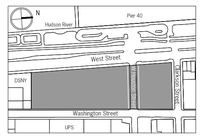
ISSUES:

NO:	DATE	DESCRIPTION
03	10.14.2016	UPDATE
02	08.17.2016	UPDATE
01	05.05.2016	RLING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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PROJECT:

550 WASHINGTON STREET
NEW YORK, NY 10014

550 WASHINGTON STREET
SPECIAL PERMIT DRAWINGS
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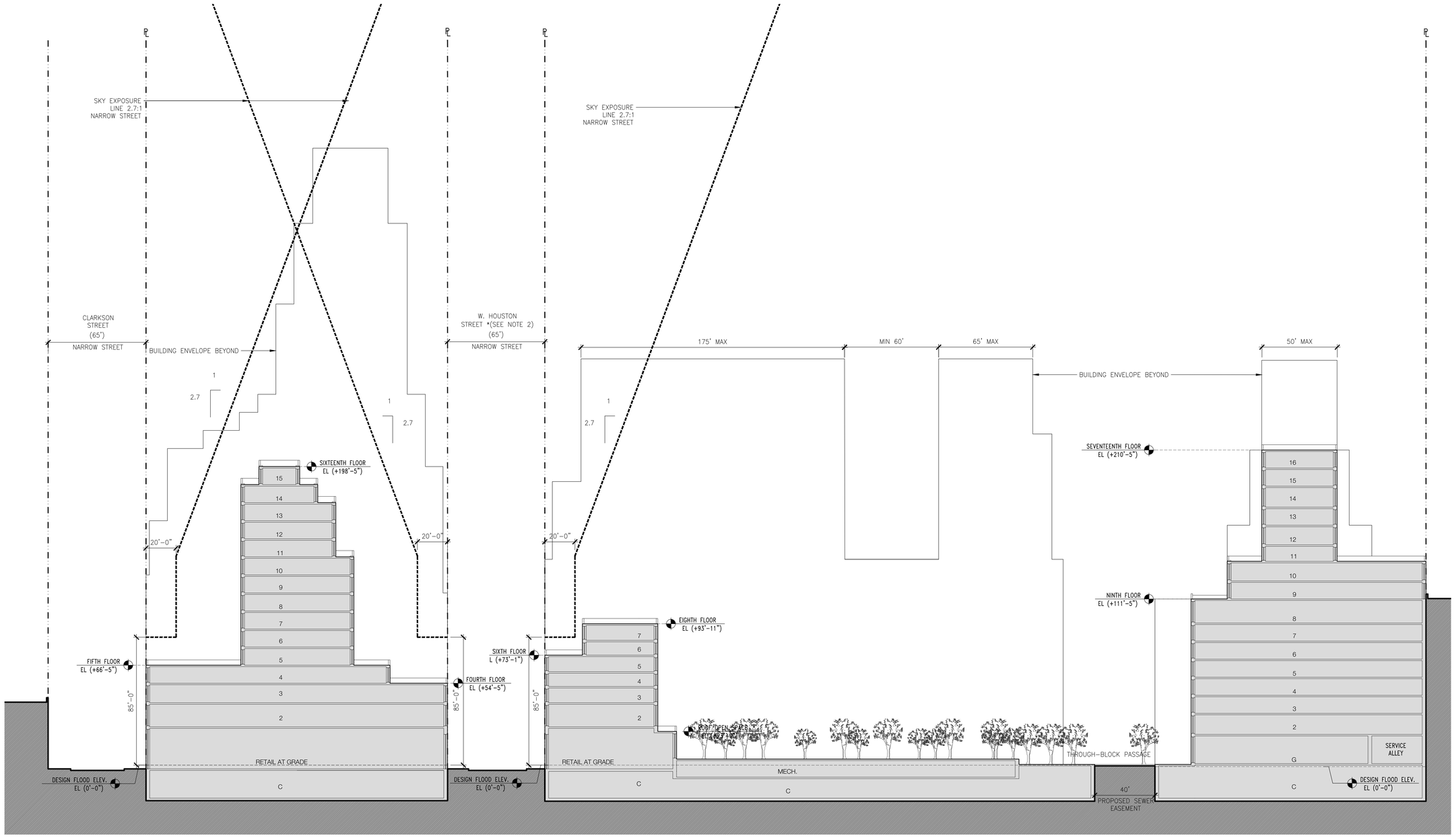
DRAWING TITLE

WAIVER SECTIONS

SEAL

PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: Z-200

INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES



02 WAIVER SECTION (NORTH/SOUTH) - MAXIMUM BUILDING ENVELOPE AND ENCROACHMENT DIAGRAM

1/32 = 1' - 0"



01 KEY PLAN

N.T.S.

LEGEND

- SKY EXPOSURE LINE
- PROPERTY LINE
- MAXIMUM BUILDING ENVELOPE
- AREA OF DEVELOPMENT SITE
- PORTIONS OF BUILDING THAT ENCROACH INTO THE INITIAL SETBACK DISTANCE ABOVE 85 FEET & INTO THE SKY EXPOSURE PLANE

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

C 160310 ZSM
SPECIAL PERMIT
ZR 89-21

CPC APPROVED: 10/17/2016 (Cal. No. 3)
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EFFECTIVE DATE: 12/15/2016

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

CITY PLANNING COMMISSION COPY

0' 32' 64' 96'

NOTES:

1. ARCHITECT STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

2. WEST HOUSTON STREET TREATED AS A STREET FOR PURPOSE OF MEASURING HEIGHT AND SETBACK COMPLIANCE PURSUANT TO ZR23-633 AND ZR33-432 AND WAIVERS PURSUANT TO ZR89-21.

3. <S> ELEVATIONS REFER TO A DFE (DESIGN FLOOD ELEVATION) THAT IS 12 FEET ABOVE THE NAVD88.

4. <CE>, <CW>, <NE>, <NW> ELEVATIONS REFER TO A DFE (DESIGN FLOOD ELEVATION) THAT IS 13 FEET ABOVE THE NAVD88.

5. INTERIOR PARTITIONS AND FLOOR SLABS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

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STRUCTURAL ENGINEER

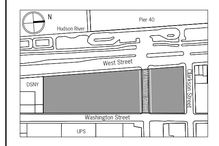
BUILDING ENVELOPE CONSULTANT

BUILDING CODE CONSULTANT

ISSUES:

NO:	DATE	DESCRIPTION
03	10.14.2016	UPDATE
02	09.17.2016	UPDATE
01	05.05.2016	RLING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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PROJECT:
550 WASHINGTON STREET
NEW YORK, NY 10014

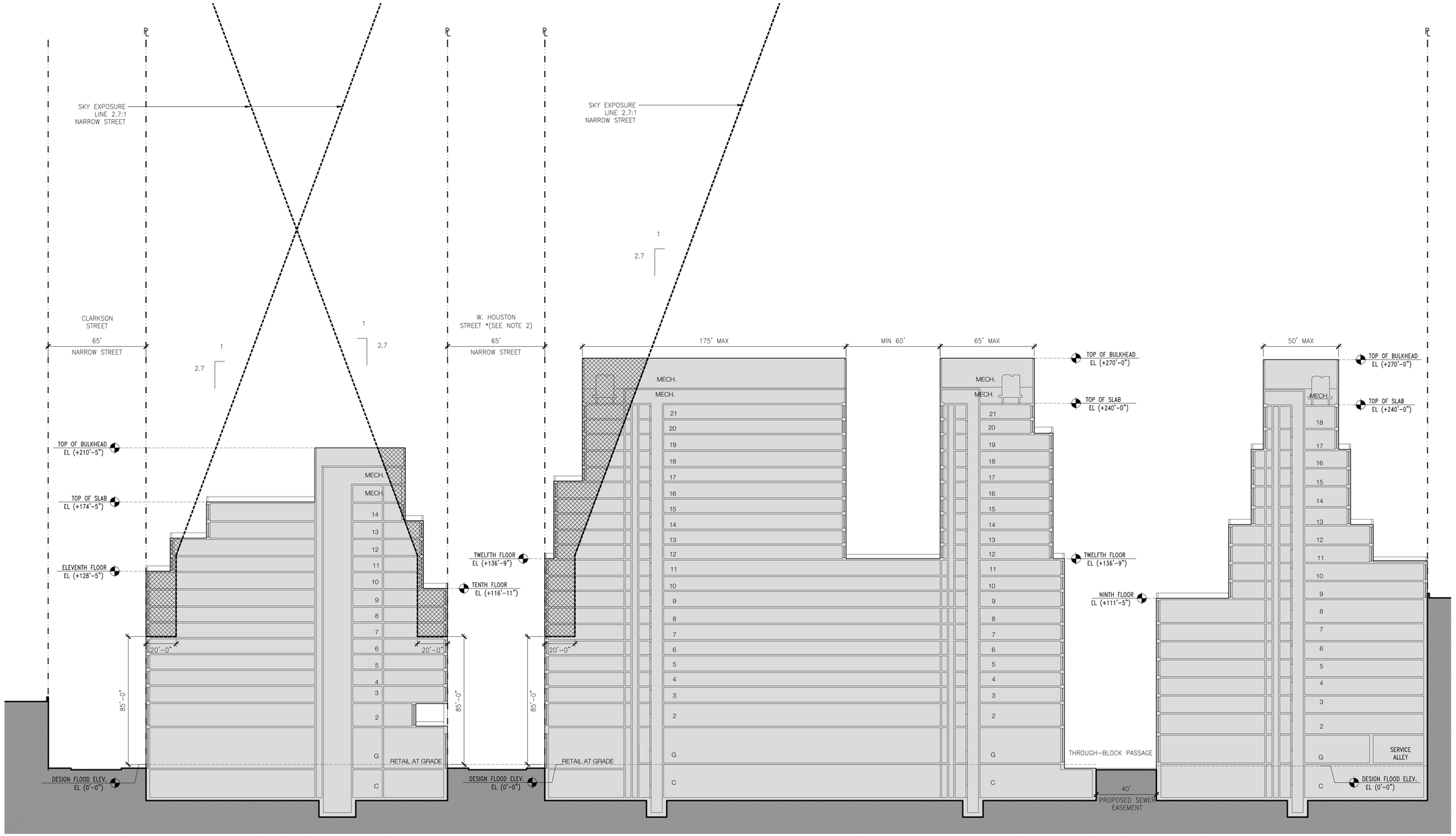
550 WASHINGTON STREET
SPECIAL PERMIT DRAWINGS
NOT FOR CONSTRUCTION

DRAWING TITLE
WAIVER SECTIONS

SEAL

PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: Z-201

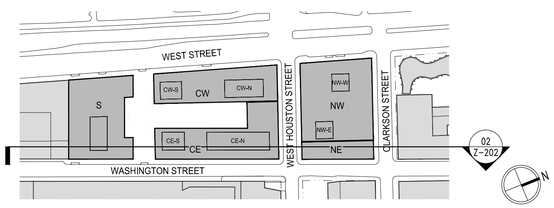
INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES



02 WAIVER SECTION (NORTH/SOUTH) - MAXIMUM BUILDING ENVELOPE AND ENCROACHMENT DIAGRAM

1/32 = 1' - 0"

0' 32' 64' 96'



01 KEY PLAN

N.T.S.

LEGEND

- SKY EXPOSURE LINE
- PROPERTY LINE
- MAXIMUM BUILDING ENVELOPE
- AREA OF DEVELOPMENT SITE
- PORTIONS OF BUILDING THAT ENCROACH INTO THE INITIAL SETBACK DISTANCE ABOVE 85 FEET & INTO THE SKY EXPOSURE PLANE

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

C 160310 ZSM
SPECIAL PERMIT
ZR 89-21

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EFFECTIVE DATE: 12/15/2016

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NOTES:

1. ARCHITECT STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

2. WEST HOUSTON STREET TREATED AS A STREET FOR PURPOSE OF MEASURING HEIGHT AND SETBACK COMPLIANCE PURSUANT TO ZR23-633 AND ZR33-432 AND WAIVERS PURSUANT TO ZR89-21.

3. <S> ELEVATIONS REFER TO A DFE (DESIGN FLOOD ELEVATION) THAT IS 12 FEET ABOVE THE NAVD88.

4. <CE>, <CW>, <NE>, <NW> ELEVATIONS REFER TO A DFE (DESIGN FLOOD ELEVATION) THAT IS 13 FEET ABOVE THE NAVD88.

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STRUCTURAL ENGINEER

BUILDING ENVELOPE CONSULTANT

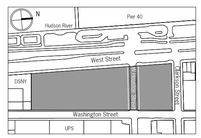
BUILDING CODE CONSULTANT

COOKFOX

ISSUES:

NO:	DATE	DESCRIPTION
03	10.14.2016	UPDATE
02	08.17.2016	UPDATE
01	05.05.2016	FILING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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PROJECT:

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NEW YORK, NY 10014

550 WASHINGTON STREET
SPECIAL PERMIT DRAWINGS
NOT FOR CONSTRUCTION

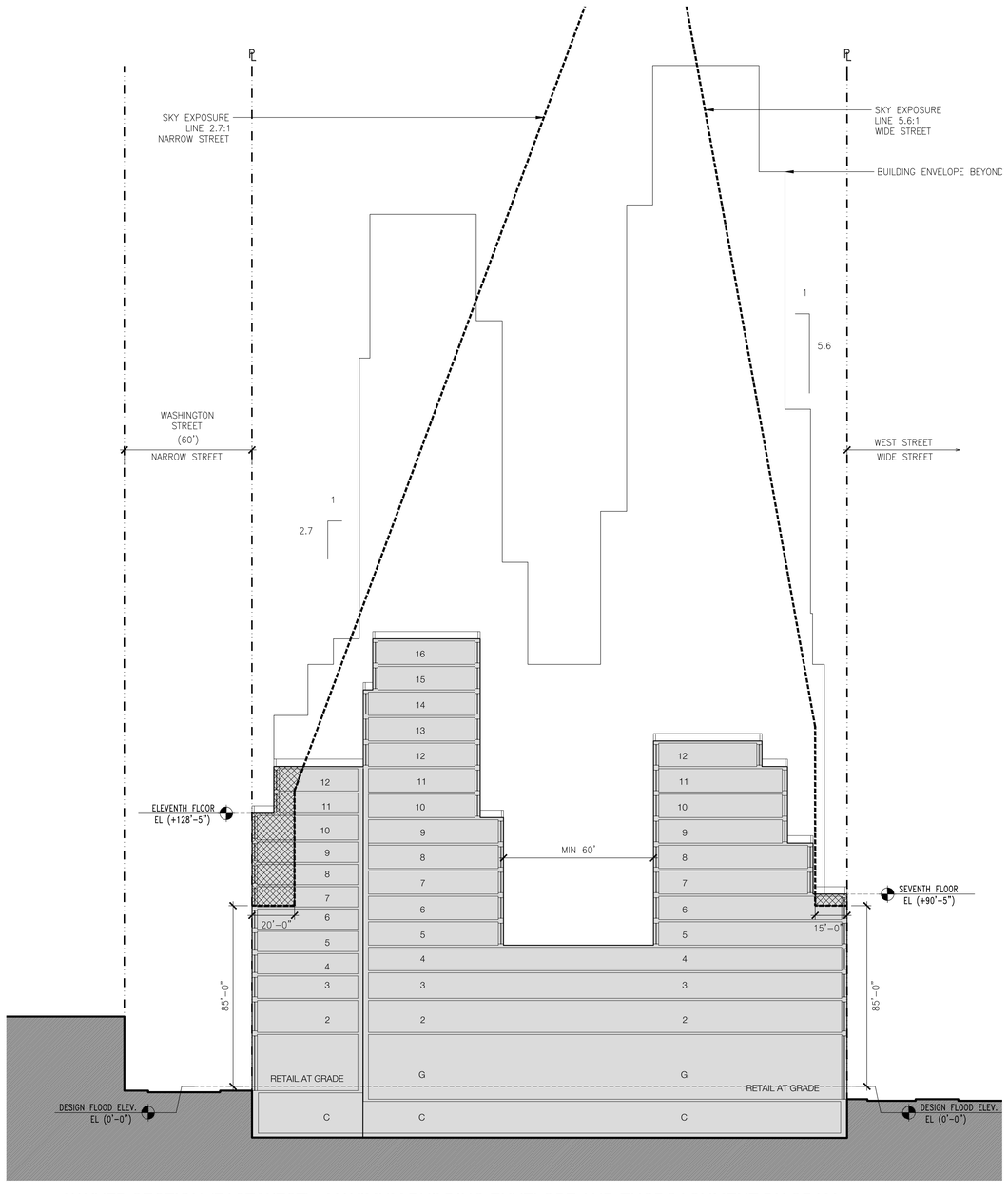
DRAWING TITLE

WAIVER SECTIONS

SEAL

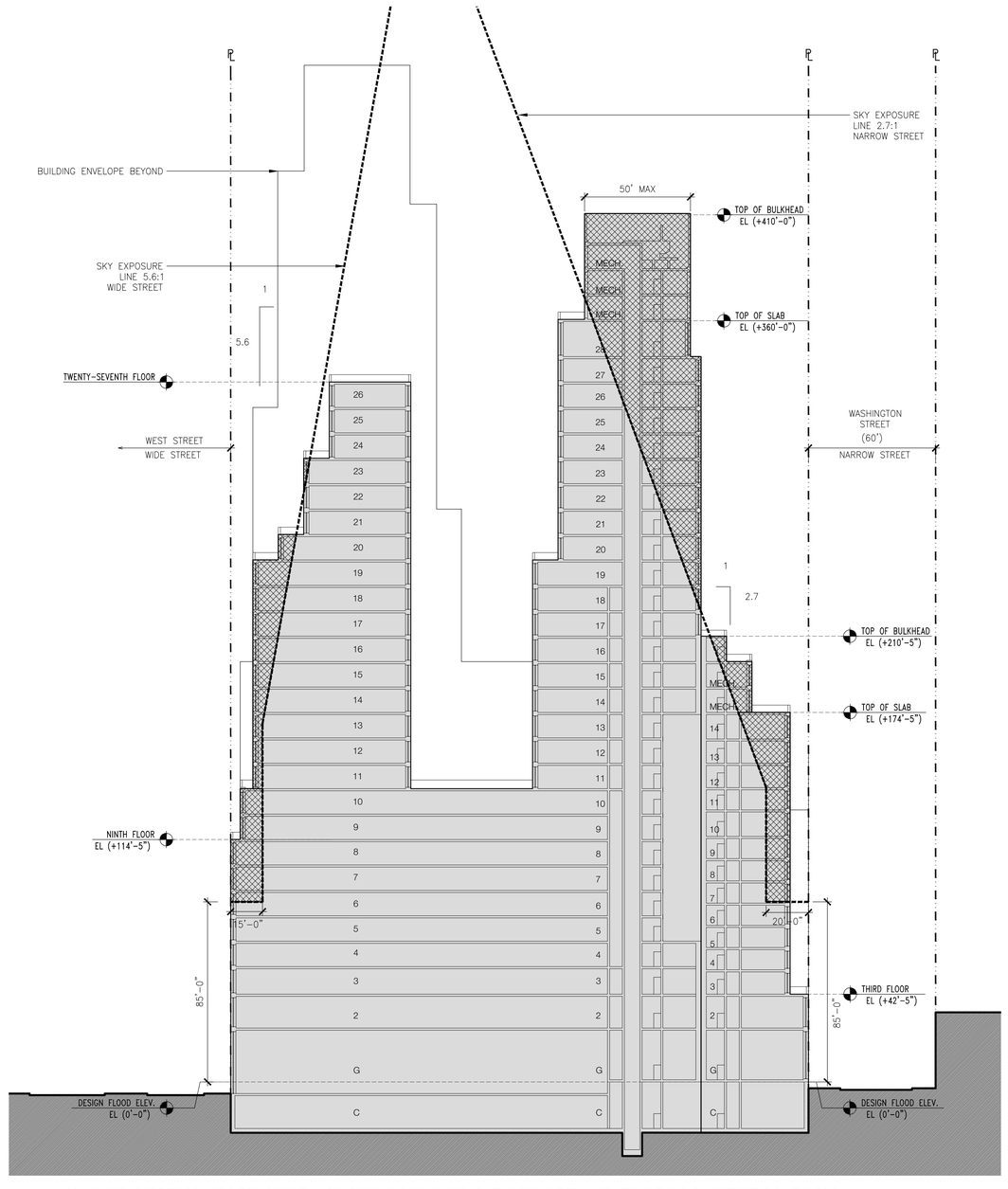
PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: Z-202

INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES



02 WAIVER SECTION (EAST/WEST) - MAXIMUM BUILDING ENVELOPE AND ENCROACHMENT DIAGRAM

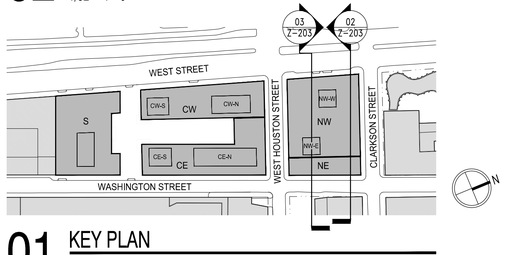
1/32 = 1' - 0"



03 WAIVER SECTION (EAST/WEST) - MAXIMUM BUILDING ENVELOPE AND ENCROACHMENT DIAGRAM

1/32 = 1' - 0"

0' 32' 64' 96'



01 KEY PLAN

N.T.S.

LEGEND

- SKY EXPOSURE LINE
- PROPERTY LINE
- MAXIMUM BUILDING ENVELOPE
- AREA OF DEVELOPMENT SITE
- PORTIONS OF BUILDING THAT ENCROACH INTO THE INITIAL SETBACK DISTANCE ABOVE 85 FEET & INTO THE SKY EXPOSURE PLANE

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

C 160310 ZSM
SPECIAL PERMIT
ZR 89-21

CPC APPROVED: 10/17/2016 (Cal. No. 3)
CC APPROVED: 12/15/2016 (Res. No. 1344)

EFFECTIVE DATE: 12/15/2016

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NOTES:

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2. WEST HOUSTON STREET TREATED AS A STREET FOR PURPOSE OF MEASURING HEIGHT AND SETBACK COMPLIANCE PURSUANT TO ZR23-633 AND ZR33-432 AND WAIVERS PURSUANT TO ZR89-21.

3. <S> ELEVATIONS REFER TO A DFE (DESIGN FLOOD ELEVATION) THAT IS 12 FEET ABOVE THE NAVD88.

4. <CE>, <CW>, <NE>, <NW> ELEVATIONS REFER TO A DFE (DESIGN FLOOD ELEVATION) THAT IS 13 FEET ABOVE THE NAVD88.

5. INTERIOR PARTITIONS AND FLOOR SLABS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

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STRUCTURAL ENGINEER

BUILDING ENVELOPE CONSULTANT

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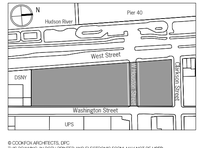
COOKFOX

ISSUES:

NO:	DATE	DESCRIPTION
03	10.14.2016	UPDATE
02	08.17.2016	UPDATE
01	05.05.2016	FILING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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PROJECT:

550 WASHINGTON STREET
NEW YORK, NY 10014

550 WASHINGTON STREET
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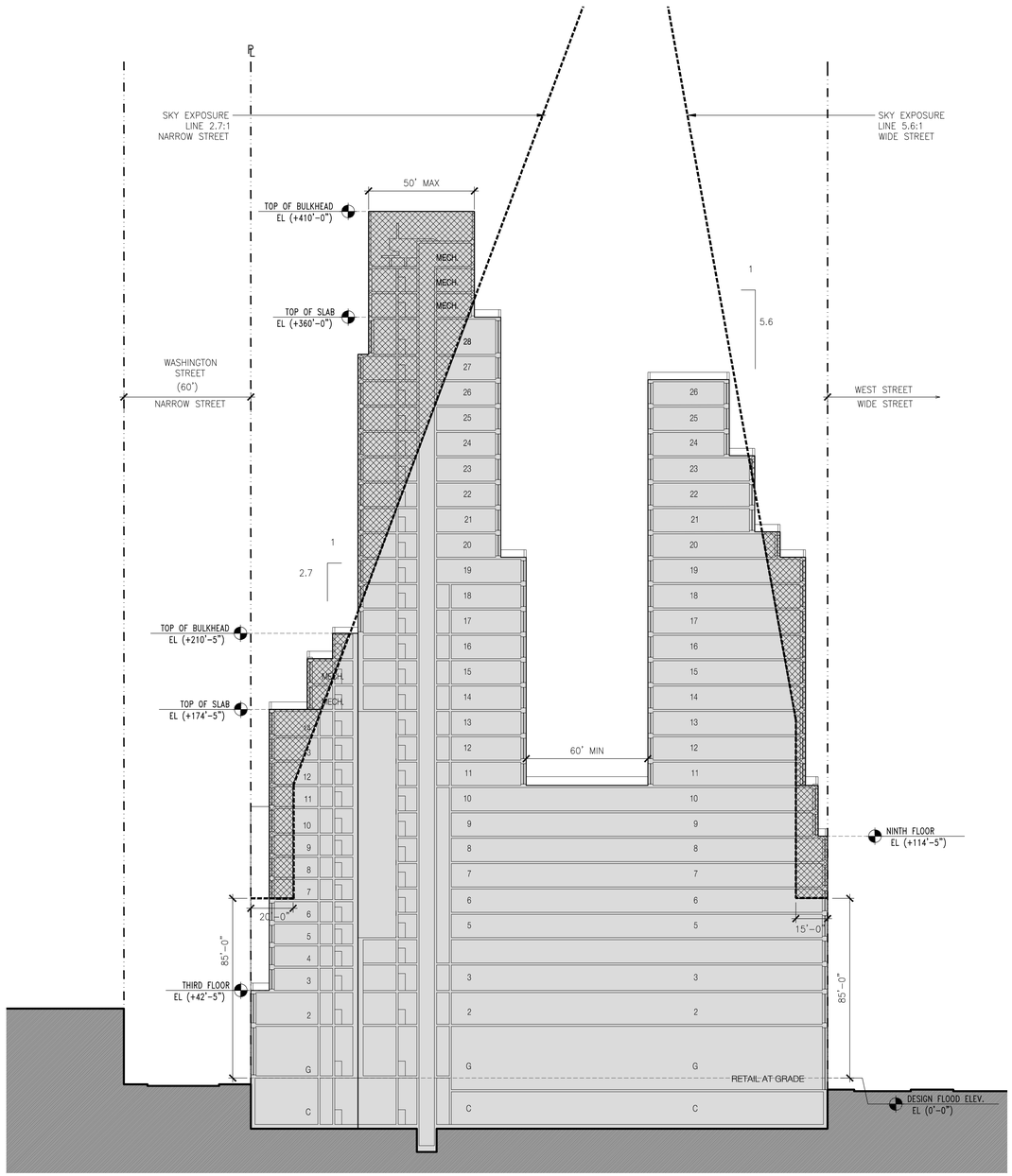
DRAWING TITLE

WAIVER SECTIONS

SEAL

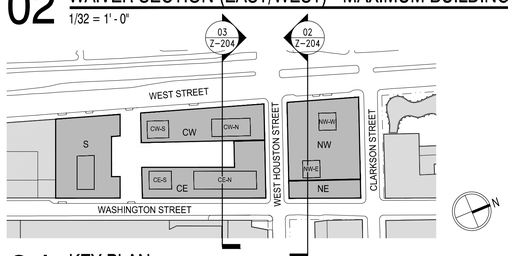
PROJECT NO:	3313
SCALE:	AS NOTED
SHEET SIZE:	24"x36"
DRAWING NO:	Z-203

INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES



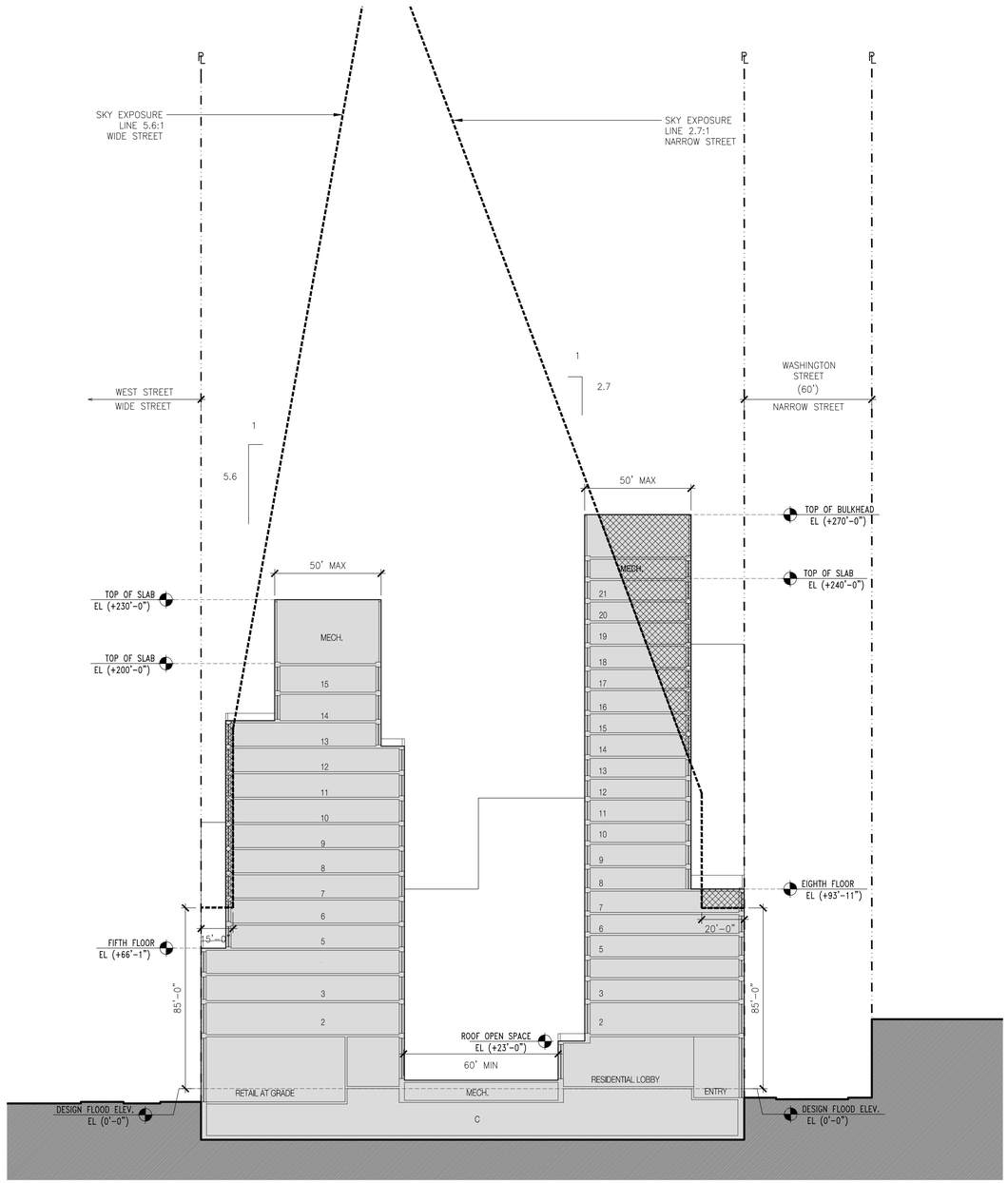
02 WAIVER SECTION (EAST/WEST) - MAXIMUM BUILDING ENVELOPE AND ENCROACHMENT DIAGRAM

1/32 = 1' - 0"



01 KEY PLAN

N.T.S.



03 WAIVER SECTION (EAST/WEST) - MAXIMUM BUILDING ENVELOPE AND ENCROACHMENT DIAGRAM

1/32 = 1' - 0"

0' 32' 64' 96'

LEGEND

- SKY EXPOSURE LINE
- PROPERTY LINE
- MAXIMUM BUILDING ENVELOPE
- AREA OF DEVELOPMENT SITE
- PORTIONS OF BUILDING THAT ENCROACH INTO THE INITIAL SETBACK DISTANCE ABOVE 85 FEET & INTO THE SKY EXPOSURE PLANE

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C 160310 ZSM
SPECIAL PERMIT
ZR 89-21

CPC APPROVED: 10/17/2016 (Cal. No. 3)
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EFFECTIVE DATE: 12/15/2016

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NOTES:

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2. WEST HOUSTON STREET TREATED AS A STREET FOR PURPOSE OF MEASURING HEIGHT AND SETBACK COMPLIANCE PURSUANT TO ZR23-633 AND ZR33-432 AND WAIVERS PURSUANT TO ZR89-21.
3. <S> ELEVATIONS REFER TO A DFE (DESIGN FLOOD ELEVATION) THAT IS 12 FEET ABOVE THE NAVD88.
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NO:	DATE	DESCRIPTION
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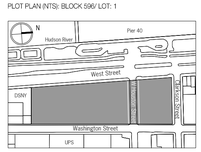
02	08.17.2016	UPDATE
01	05.05.2016	FILING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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NEW YORK, NY 10014

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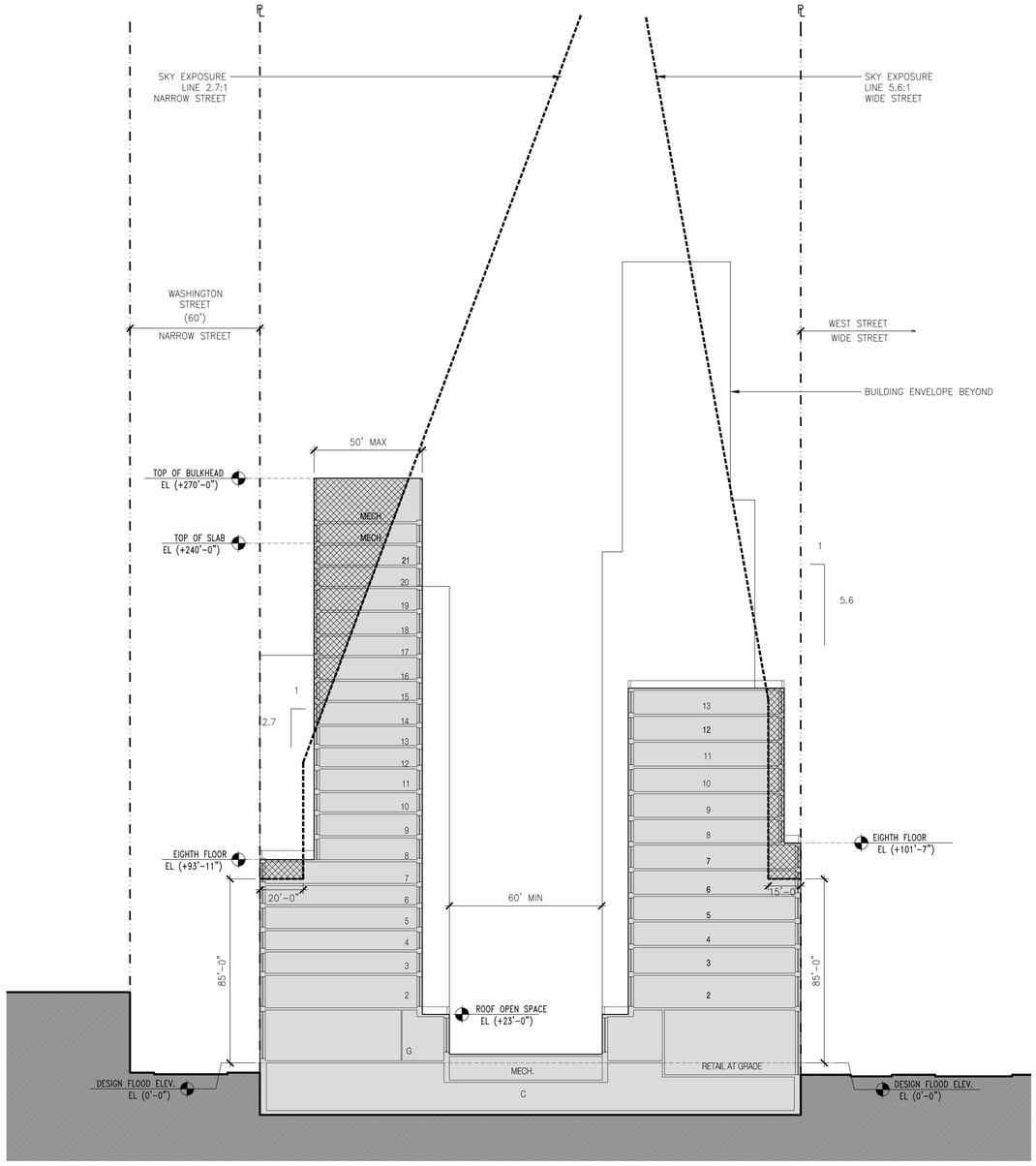
DRAWING TITLE

WAIVER SECTIONS

SEAL

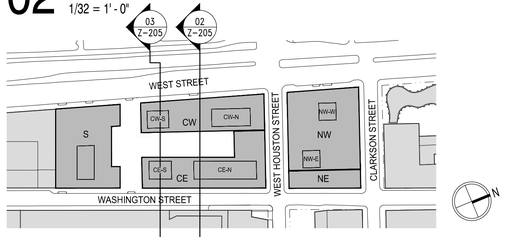
PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: Z-204

INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES



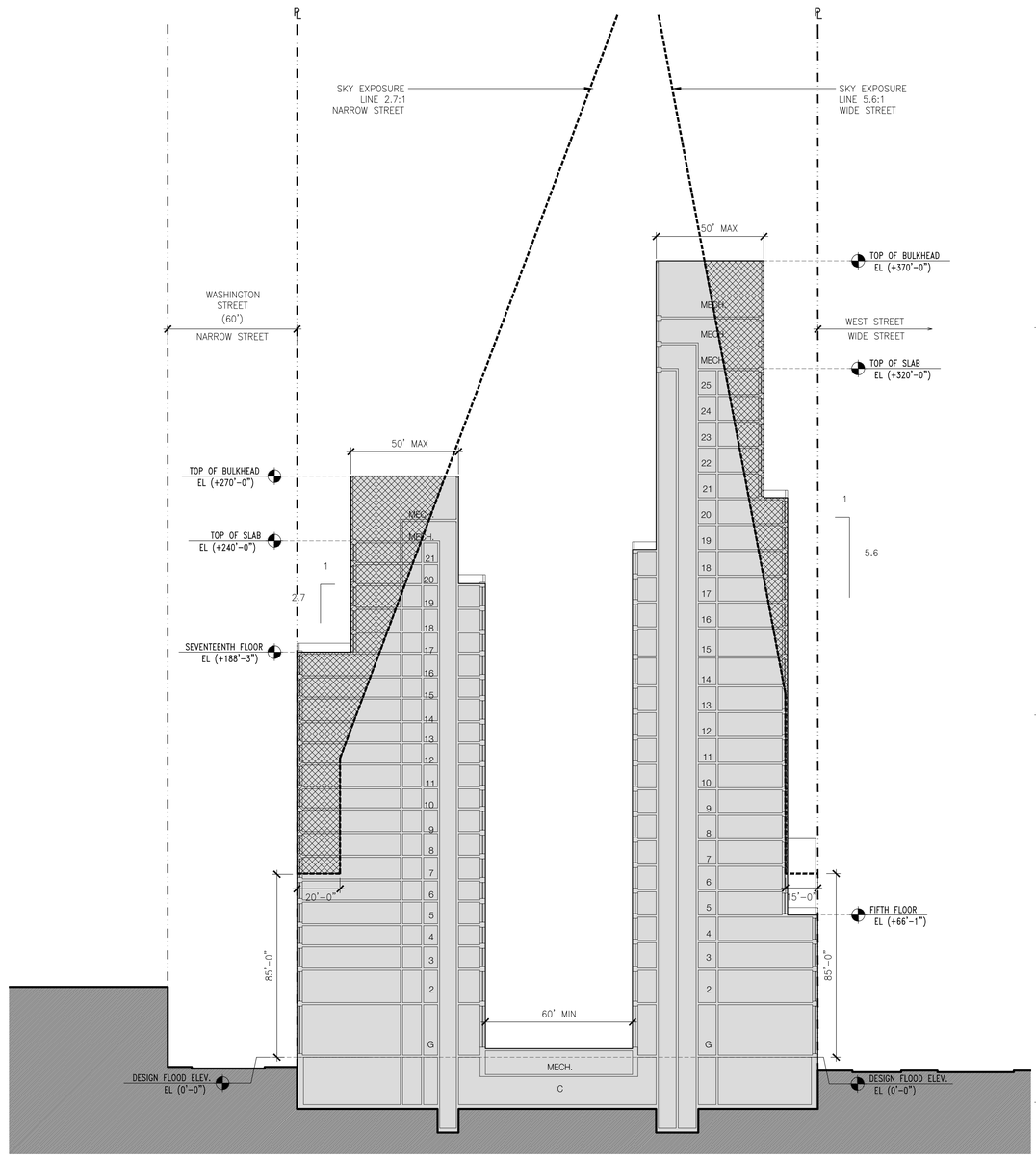
02 WAIVER SECTION (EAST/WEST) - MAXIMUM BUILDING ENVELOPE AND ENCROACHMENT DIAGRAM

1/32 = 1' - 0"



01 KEY PLAN

N.T.S.



03 WAIVER SECTION (EAST/WEST) - MAXIMUM BUILDING ENVELOPE AND ENCROACHMENT DIAGRAM

1/32 = 1' - 0"

0' 32' 64' 96'

LEGEND

- SKY EXPOSURE LINE
- PROPERTY LINE
- MAXIMUM BUILDING ENVELOPE
- AREA OF DEVELOPMENT SITE
- PORTIONS OF BUILDING THAT ENCROACH INTO THE INITIAL SETBACK DISTANCE ABOVE 85 FEET & INTO THE SKY EXPOSURE PLANE

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C 160310 ZSM
SPECIAL PERMIT
ZR 89-21

CPC APPROVED: 10/17/2016 (Cal. No. 3)
CC APPROVED: 12/15/2016 (Res. No. 1344)

EFFECTIVE DATE: 12/15/2016

SUBJECT TO VERIFICATION BY THE DEVELOPMENT SECTION FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTIONS OF THE CITY OF NEW YORK.

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NOTES:

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2. WEST HOUSTON STREET TREATED AS A STREET FOR PURPOSE OF MEASURING HEIGHT AND SETBACK COMPLIANCE PURSUANT TO ZR23-633 AND ZR33-432 AND WAIVERS PURSUANT TO ZR89-21.

3. <S> ELEVATIONS REFER TO A DFE (DESIGN FLOOD ELEVATION) THAT IS 12 FEET ABOVE THE NAVD88.

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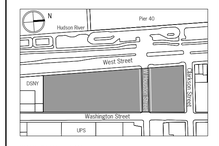
ISSUES:

NO:	DATE	DESCRIPTION
03	10.14.2016	UPDATE
02	08.17.2016	UPDATE
01	05.05.2016	FILING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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PROJECT:
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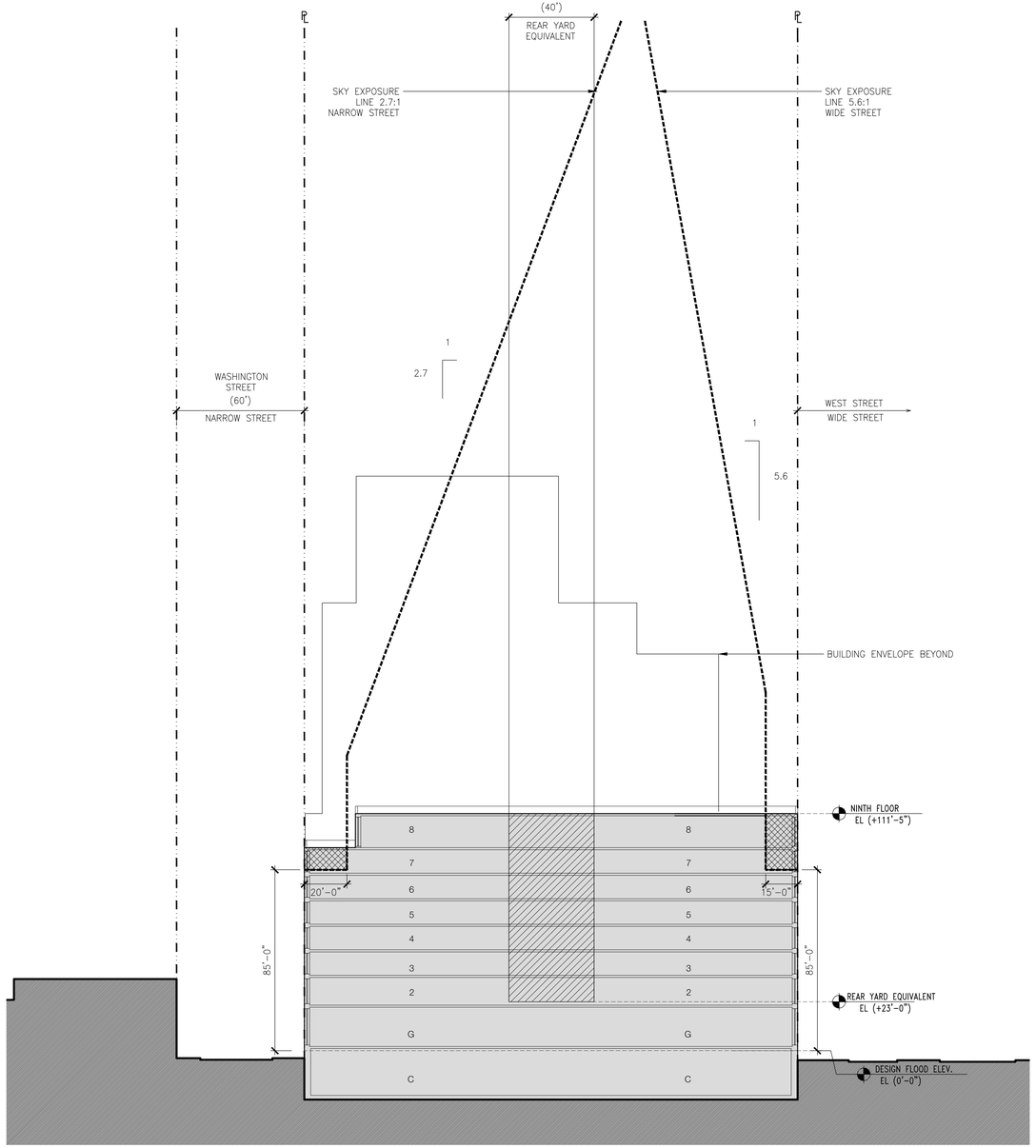
DRAWING TITLE
WAIVER SECTIONS

SEAL

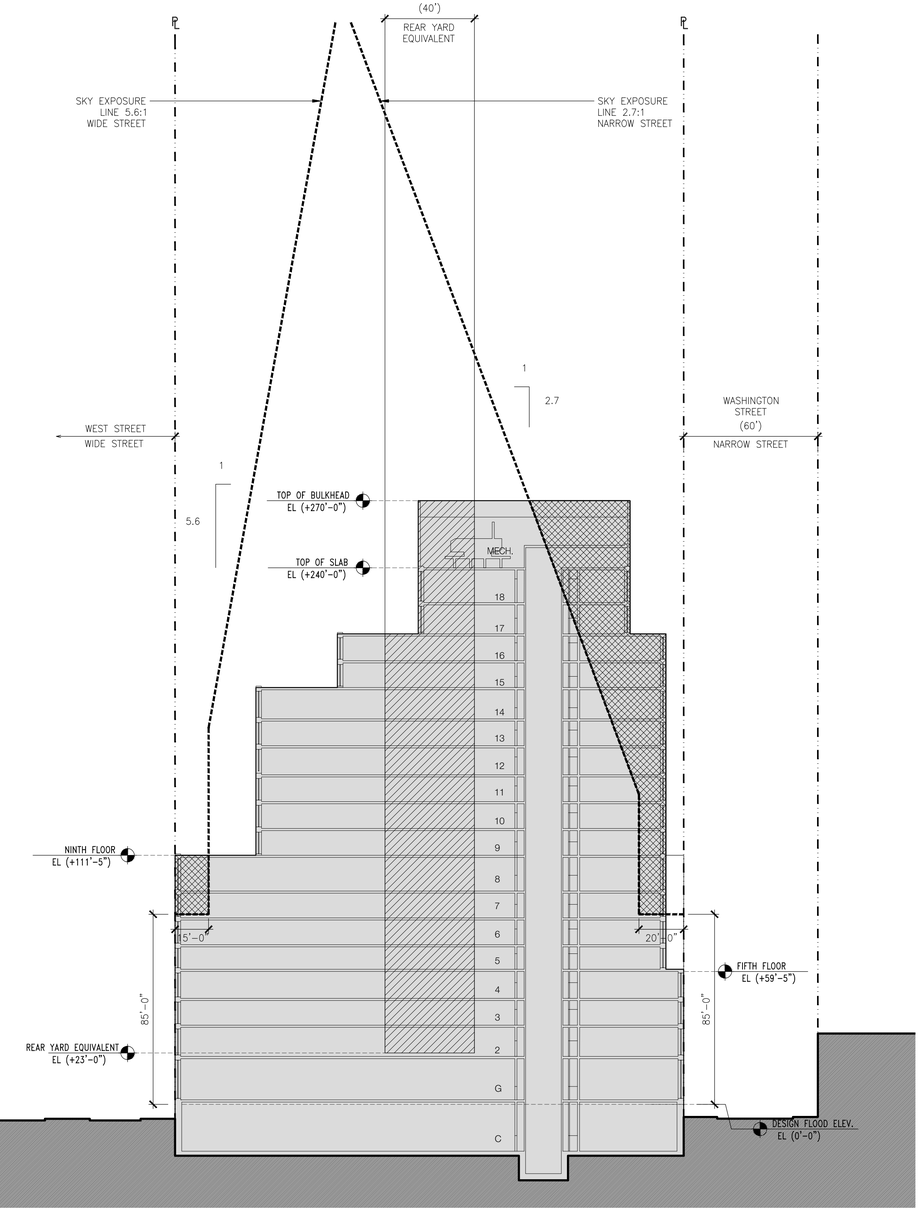
PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: Z-205

INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES



02 WAIVER SECTION (EAST/WEST) - MAXIMUM BUILDING ENVELOPE AND ENCROACHMENT DIAGRAM

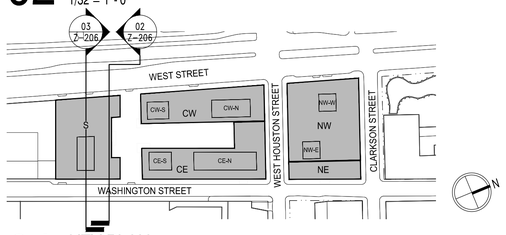
1/32 = 1' - 0"



03 WAIVER SECTION (EAST/WEST) - MAXIMUM BUILDING ENVELOPE AND ENCROACHMENT DIAGRAM

1/32 = 1' - 0"

0' 32' 64' 96'



01 KEY PLAN

N.T.S.

LEGEND

- SKY EXPOSURE LINE
- PROPERTY LINE
- MAXIMUM BUILDING ENVELOPE
- AREA OF DEVELOPMENT SITE
- PORTIONS OF BUILDING THAT ENCROACH INTO THE INITIAL SETBACK DISTANCE ABOVE 85 FEET & INTO THE SKY EXPOSURE PLANE
- REAR YARD

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

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ZR 89-21

CPC APPROVED: 10/17/2016 (Cal. No. 3)
CC APPROVED: 12/15/2016 (Res. No. 1344)

EFFECTIVE DATE: 12/15/2016

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2. WEST HOUSTON STREET TREATED AS A STREET FOR PURPOSE OF MEASURING HEIGHT AND SETBACK COMPLIANCE PURSUANT TO ZR23-633 AND ZR33-432 AND WAIVERS PURSUANT TO ZR89-21.

3. <S> ELEVATIONS REFER TO A DFE (DESIGN FLOOD ELEVATION) THAT IS 12 FEET ABOVE THE NAVD88.

4. <CE>, <CW>, <NE>, <NW> ELEVATIONS REFER TO A DFE (DESIGN FLOOD ELEVATION) THAT IS 13 FEET ABOVE THE NAVD88.

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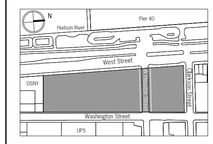
ISSUES:

NO:	DATE	DESCRIPTION
03	10.14.2016	UPDATE
02	08.17.2016	UPDATE
01	05.05.2016	FILING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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PROJECT:

550 WASHINGTON STREET
NEW YORK, NY 10014

550 WASHINGTON STREET
SPECIAL PERMIT DRAWINGS
NOT FOR CONSTRUCTION

DRAWING TITLE

WAIVER SECTIONS

SEAL

PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: Z-206

N:\3313 - St Johns Terminal\Dwg\SHEETFILES\Special Permit Drawings\Z-206 - WAIVER SECTIONS.dwg

INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES

NOTE

<S>	SOUTH BUILDING
<CE>	CENTER EAST BUILDING
<CE–S>	CENTER EAST BUILDING – SOUTH TOWER
<CE–N>	CENTER EAST BUILDING – NORTH SLAB
<CW>	CENTER WEST BUILDING
<CW–S>	CENTER WEST BUILDING – SOUTH TOWER
<CW–N>	CENTER WEST BUILDING – NORTH SLAB
<NE>	NORTH EAST BUILDING
<NW>	NORTH WEST BUILDING
<NW–E>	NORTH WEST BUILDING – EAST TOWER
<NW–W>	NORTH WEST BUILDING – WEST TOWER

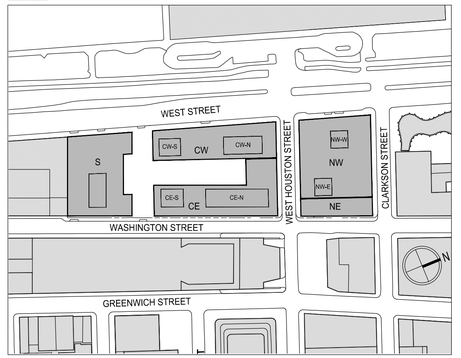
REQUIRED STREET WALLS : THE STREET WALL SHALL BE LOCATED ON THE STREET LINE AND EXTEND UP TO THE MINIMUM HEIGHT AS SHOWN, EXCEPT THAT 30% OF THE STREET WALL OF EACH FRONTAGE MAY BE LOCATED WITHIN 3' OF THE STREET LINE.

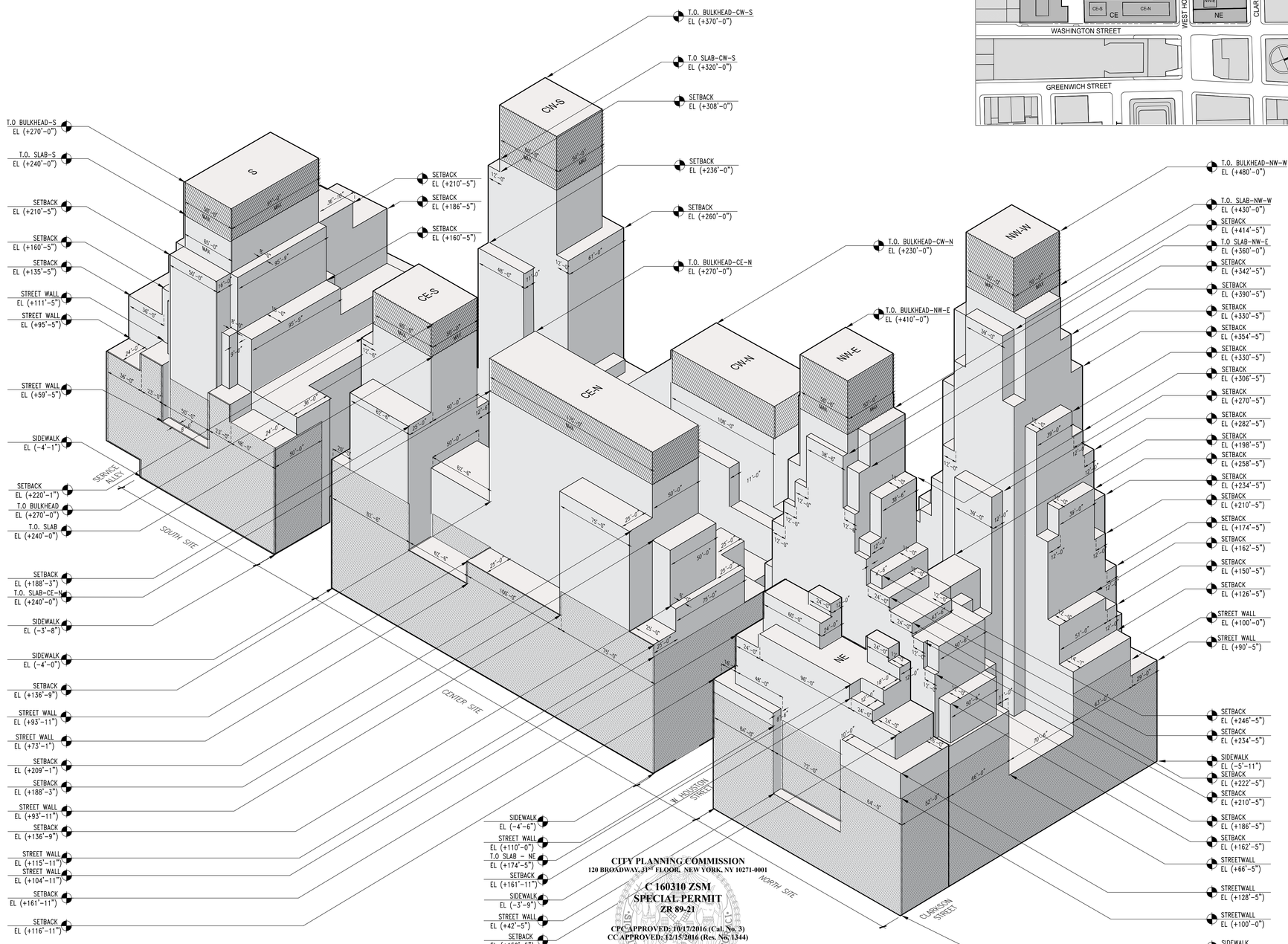
BULKHEADS OF NO MORE THAN 50 FEET IN HEIGHT ARE PERMITTED. THE HEIGHT OF THE BULKHEAD SHALL NOT BE INCLUDED IN MINIMUM OR MAXIMUM BUILDING HEIGHT.

ELEVATIONS

- <S> ELEVATIONS REFER TO A DFE (DESIGN FLOOD ELEVATION) THAT IS 12 FEET ABOVE THE NAVD88
- <CE>, <CW>, <NE>, <NW> ELEVATIONS REFER TO A DFE (DESIGN FLOOD ELEVATION) THAT IS 13 FEET ABOVE THE NAVD88

KEYPLAN





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C 160310 ZSM
SPECIAL PERMIT
ZR 89-21

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01 DESIGN CONTROL DIAGRAM : WAIVER NORTH-EAST AXONOMETRIC

N.T.S.

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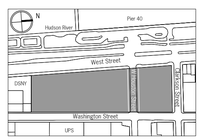
ISSUES:

NO:	DATE	DESCRIPTION
03	10.14.2016	UPDATE
02	08.17.2016	UPDATE
01	05.05.2016	FILING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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PROJECT:

550 WASHINGTON STREET
NEW YORK, NY 10014

550 WASHINGTON STREET
SPECIAL PERMIT DRAWINGS
NOT FOR CONSTRUCTION

DRAWING TITLE

DESIGN CONTROL DIAGRAM
WAIVER NORTH-EAST
AXONOMETRIC

SEAL

PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: Z-250

INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES

NOTE

<S>	SOUTH BUILDING
<CE>	CENTER EAST BUILDING
<CE–S>	CENTER EAST BUILDING – SOUTH TOWER
<CE–N>	CENTER EAST BUILDING – NORTH SLAB
<CW>	CENTER WEST BUILDING
<CW–S>	CENTER WEST BUILDING – SOUTH TOWER
<CW–N>	CENTER WEST BUILDING – NORTH SLAB
<NE>	NORTH EAST BUILDING
<NW>	NORTH WEST BUILDING
<NW–E>	NORTH WEST BUILDING – EAST TOWER
<NW–W>	NORTH WEST BUILDING – WEST TOWER

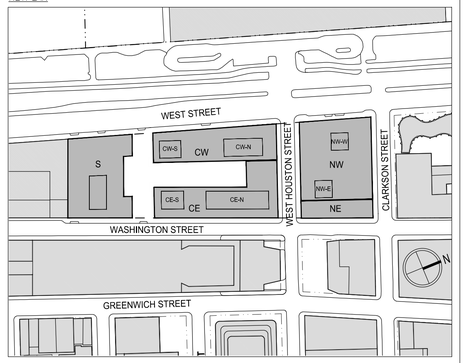
REQUIRED STREET WALLS : THE STREET WALL SHALL BE LOCATED ON THE STREET LINE AND EXTEND UP TO THE MINIMUM HEIGHT AS SHOWN, EXCEPT THAT 30% OF THE STREET WALL OF EACH FRONTAGE MAY BE LOCATED WITHIN 3' OF THE STREET LINE.

BULKHEADS OF NO MORE THAN 50 FEET IN HEIGHT ARE PERMITTED. THE HEIGHT OF THE BULKHEAD SHALL NOT BE INCLUDED IN MINIMUM OR MAXIMUM BUILDING HEIGHT.

ELEVATIONS

- <S> ELEVATIONS REFER TO A DFE (DESIGN FLOOD ELEVATION) THAT IS 12 FEET ABOVE THE NAVD88
- <CE>, <CW>, <NE>, <NW> ELEVATIONS REFER TO A DFE (DESIGN FLOOD ELEVATION) THAT IS 13 FEET ABOVE THE NAVD88

KEYPLAN



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

C 160310 ZSM
SPECIAL PERMIT
ZR 89-21

CPC APPROVED: 10/17/2016 (Cal. No. 3)
CC APPROVED: 12/15/2016 (Res. No. 1344)

EFFECTIVE DATE: 12/15/2016

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

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01 DESIGN CONTROL DIAGRAM : WAIVER SOUTH-WEST AXONOMETRIC

N.T.S.

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STRUCTURAL ENGINEER

BUILDING ENVELOPE CONSULTANT

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COOKFOX

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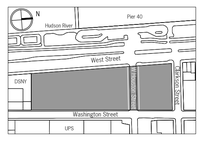
PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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PROJECT:

550 WASHINGTON STREET
NEW YORK, NY 10014

550 WASHINGTON STREET
SPECIAL PERMIT DRAWINGS
NOT FOR CONSTRUCTION

DRAWING TITLE

DESIGN CONTROL DIAGRAM
WAIVER SOUTH-WEST
AXONOMETRIC

SEAL

PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: Z-251

INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES

NOTE

<S>	SOUTH BUILDING
<CE>	CENTER EAST BUILDING
<CE-S>	CENTER EAST BUILDING – SOUTH TOWER
<CE-N>	CENTER EAST BUILDING – NORTH SLAB
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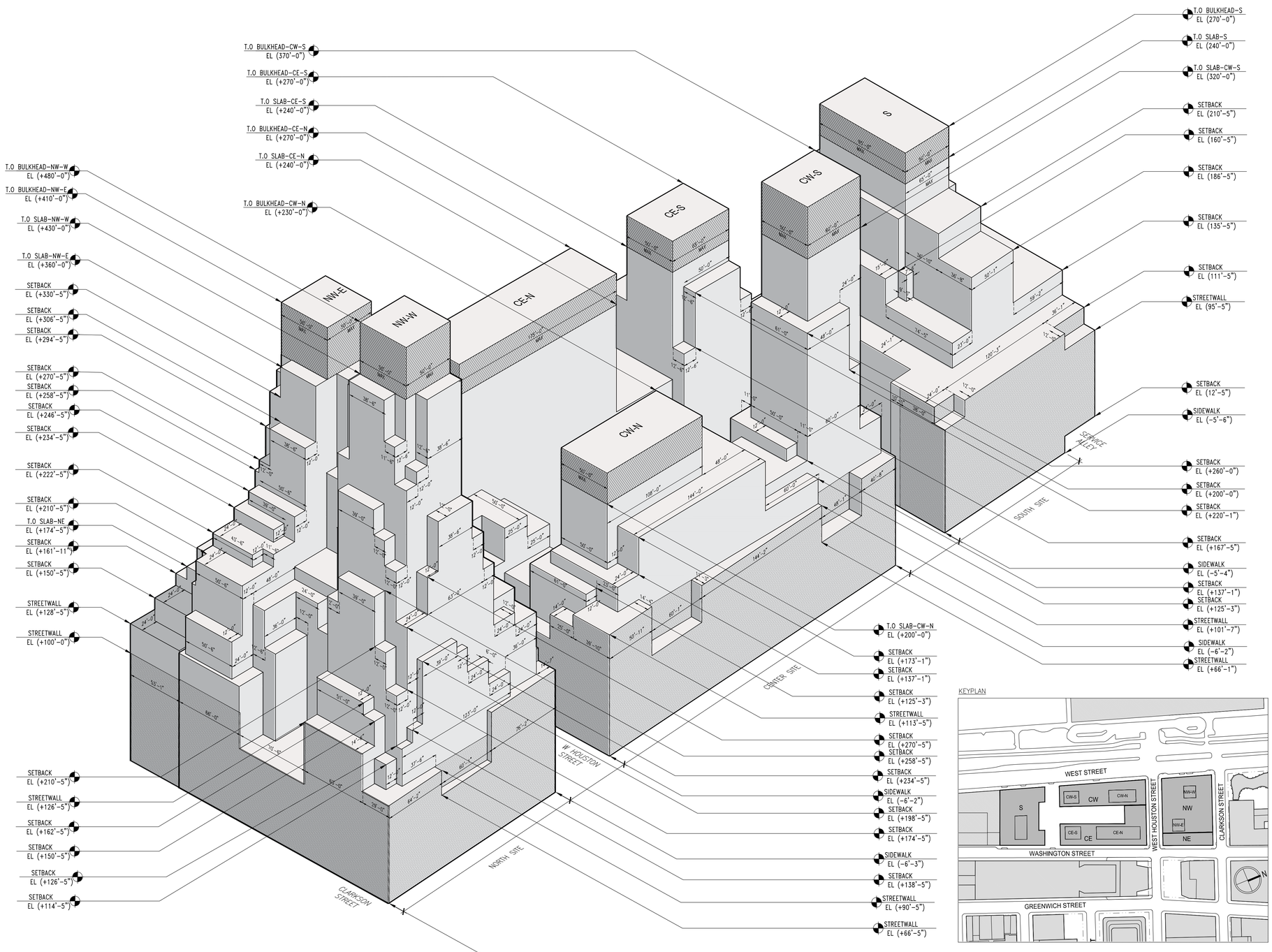

KEYPLAN

CITY PLANNING COMMISSION
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C 160310 ZSM
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01 DESIGN CONTROL DIAGRAM : WAIVER NORTH-WEST AXONOMETRIC
N.T.S.

N:\3313 - St Johns Terminal\Dwg\SHEETFILES\Special Permit Drawings\Z-252 - NORTHWEST AXONOMETRIC DIAGRAM.dwg

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COOKFOX COOKFOX FOXCOOK KFOXCOO OOKFOXC FOXCOOK OKFOXCO

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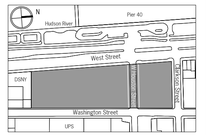

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DRAWING TITLE
DESIGN CONTROL DIAGRAM
WAIVER NORTH-WEST
AXONOMETRIC

SEAL

PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: Z-252

NOTE

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<CE>	CENTER EAST BUILDING
<CE–S>	CENTER EAST BUILDING – SOUTH TOWER
<CE–N>	CENTER EAST BUILDING – NORTH SLAB
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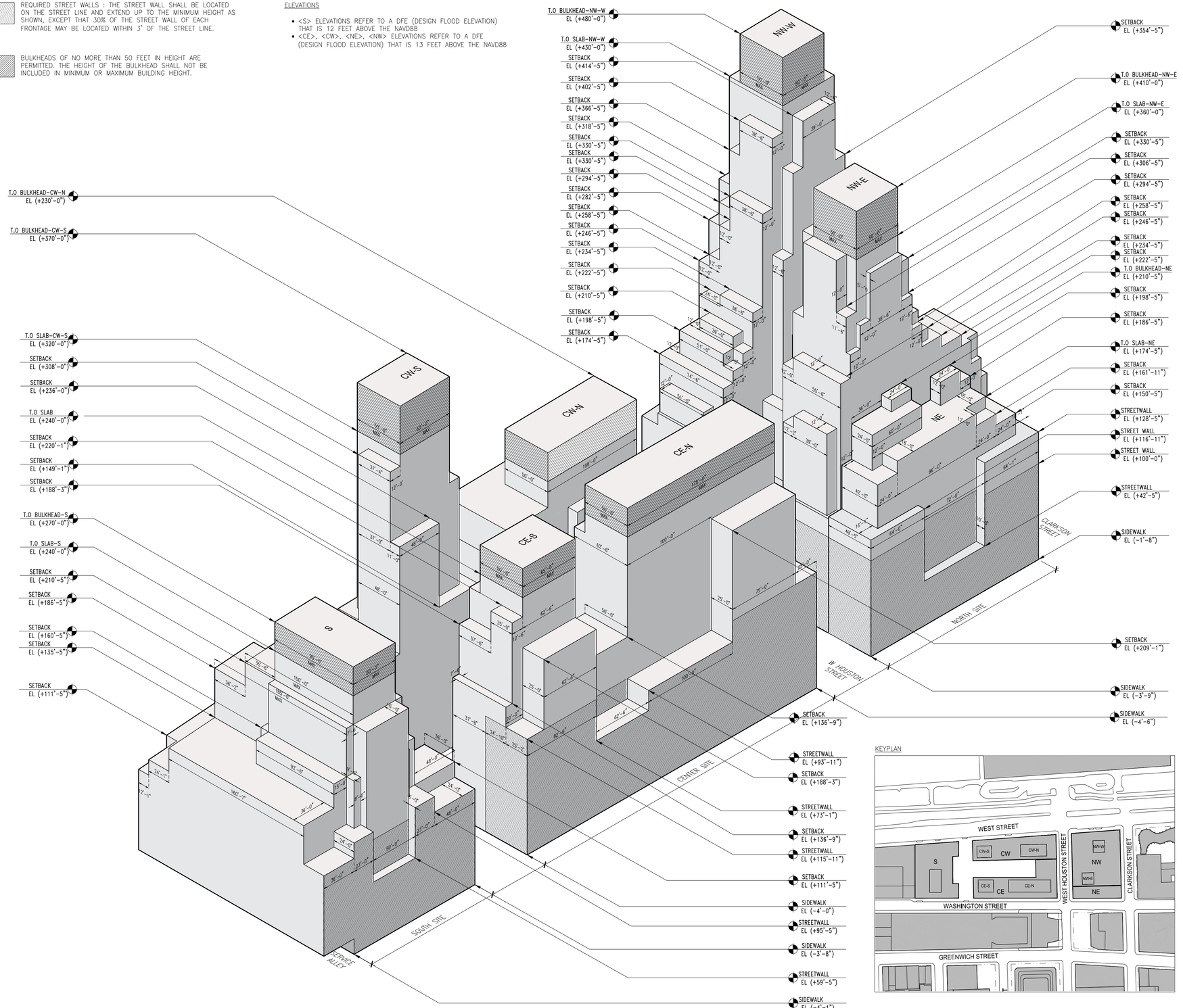

KEYPLAN

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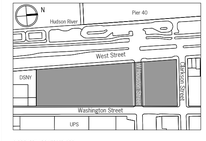

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DESIGN CONTROL DIAGRAM
WAIVER SOUTH-EAST
AXONOMETRIC

SEAL

PROJECT NO:	3313
SCALE:	AS NOTED
SHEET SIZE:	24"x36"
DRAWING NO:	Z-253

INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES

NORTH SITE – WEST BUILDING <NW>

- NW–W – MAXIMUM HEIGHT SHALL NOT EXCEED 430'
- NW–W – MINIMUM HEIGHT SHALL BE NO LESS THAN 406'
- NW–E – MAXIMUM HEIGHT SHALL NOT EXCEED 360'
- NW–E – MINIMUM HEIGHT SHALL BE NO LESS THAN 336'
- WITHIN THE PERMITTED MAXIMUM AND MINIMUM HEIGHTS FOR NW–W AND NW–E, THE TWO TOWER SEGMENTS MUST ALWAYS MAINTAIN A HEIGHT DIFFERENTIAL OF BETWEEN 60' AND 72'
- THE FIRST FLOOR LEVEL OF THE NW AND NE BUILDINGS SHALL BE A MINIMUM OF 20 FEET IN HEIGHT MEASURED FROM CURB LEVEL TO THE FIRST FLOOR CEILING, EXCLUDING INTERIOR MEZZANINE.

CENTER SITE – WEST BUILDING <CW>

- MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 320'
- MINIMUM BUILDING HEIGHT SHALL BE NO LESS THAN 250'
- THE FOOTPRINT OF EACH OF THE HIGHEST TWO STORIES OF CW–S SHALL NOT EXCEED A DIMENSION OF 50' BY 60'
- THE FIRST FLOOR LEVEL OF THE CW BUILDING SHALL BE A MINIMUM OF 20 FEET IN HEIGHT MEASURED FROM CURB LEVEL TO THE FIRST FLOOR CEILING, EXCLUDING INTERIOR MEZZANINE.

CENTER SITE – EAST BUILDING <CE>

- MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 240'
- THE FOOTPRINT OF EACH OF THE HIGHEST TWO STORIES OF CE–S SHALL NOT EXCEED A DIMENSION OF 50' BY 60'
- AT ANY POINT ABOVE A HEIGHT OF 136–9", THE EAST–AND–WEST–FACING TOWER SLAB OF CE–N SHALL NOT EXCEED 175' IN LENGTH
- THE FIRST FLOOR LEVEL OF THE CE BUILDING SHALL BE A MINIMUM OF 20 FEET IN HEIGHT MEASURED FROM CURB LEVEL TO THE FIRST FLOOR CEILING, EXCLUDING INTERIOR MEZZANINE.

SOUTH SITE BUILDING <S>

- MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 240'
- AT ANY POINT ABOVE A HEIGHT OF 160'–5", WITHIN A MAXIMUM ENVELOPE LENGTH OF 185', THE NORTH–AND–SOUTH–FACING SLAB SHALL NOT EXCEED 175' IN LENGTH
- AT ANY POINT ABOVE A HEIGHT OF 186'–5", THE NORTH–AND–SOUTH–FACING SLAB SHALL NOT EXCEED 150' IN LENGTH
- AT ANY POINT ABOVE A HEIGHT OF 210'–5", THE NORTH–AND–SOUTH–FACING SLAB SHALL NOT EXCEED 95' IN LENGTH
- AT ANY POINT ABOVE A HEIGHT OF 160'–5", THE EAST–FACING SLAB SHALL NOT EXCEED 65' IN LENGTH
- THE NORTH–AND–SOUTH–FACING SLAB SHALL SET BACK NO LESS THAN 10' AT A HEIGHT OF 160'–5" AND 210'–5" ON BOTH NORTH AND SOUTH SIDE.

RETAIL AND TRANSPARENCY REQUIREMENTS – ALL BUILDINGS

- ALONG CLARKSON STREET, WEST STREET (ON THE NORTH SITE) AND WASHINGTON STREET, GROUND FLOOR STREET WALLS SHALL BE GLAZED WITH TRANSPARENT MATERIALS. SUCH TRANSPARENT GLAZING MATERIALS SHALL OCCUPY AT LEAST 50 PERCENT OF THE SURFACE AREA OF SUCH STREET WALL MEASURED BETWEEN THE LEVEL OF THE FIRST FINISHED FLOOR ABOVE CURB LEVEL AND A HEIGHT 14 FEET ABOVE SUCH LEVEL OR THE LEVEL OF THE FIRST FINISHED FLOOR CEILING (EXCLUDING THE MEZZANINES), WHICHEVER IS LOWER.
- ALONG CLARKSON STREET, WEST STREET (ON THE NORTH SITE) AND WASHINGTON STREET (ON THE NORTH SITE) THE MAXIMUM LENGTH A PORTION OF THE GROUND FLOOR LEVEL STREET WALL WITHOUT TRANSPARENCY SHOULD NOT EXCEED 10 FEET, EXCEPT AT LOCATIONS REQUIRED FOR EGRESS DOORS AND VEHICLE/SERVICE ENTRANCES AND EXITS..

WEST HOUSTON STREET

- ALONG BOTH NORTH AND SOUTH SIDES OF WEST HOUSTON STREET, GROUND FLOOR STREET WALLS SHALL BE GLAZED WITH TRANSPARENT MATERIALS. SUCH TRANSPARENT GLAZING MATERIALS SHALL OCCUPY AT LEAST 70 PERCENT OF THE SURFACE AREA OF SUCH STREET WALL, MEASURED BETWEEN THE LEVEL OF THE FIRST FINISHED FLOOR ABOVE CURB LEVEL AND A HEIGHT 14 FEET ABOVE SUCH LEVEL OR THE LEVEL OF THE FIRST FLOOR CEILING (EXCLUDING THE MEZZANINES), WHICHEVER IS LOWER. THE MAXIMUM LENGTH OF A PORTION OF THE GROUND FLOOR LEVEL STREET WALL WITHOUT TRANSPARENCY SHOULD NOT EXCEED 10', EXCEPT AT LOCATIONS REQUIRED FOR EGRESS DOORS.
- EXCEPT FOR LOBBIES, FIRST FLOOR LEVEL USES ON WEST HOUSTON STREET SHALL BE LIMITED EXCLUSIVELY TO RETAIL AND SERVICE ESTABLISHMENTS, MUSEUMS AND GALLERIES, AND AMUSEMENTS OR PHYSICAL CULTURE ESTABLISHMENTS AS MAY BE APPROVED BY BSA SPECIAL PERMIT.
- ON WEST HOUSTON STREET, FIRST FLOOR LEVEL RETAIL AND SERVICE ESTABLISHMENTS SHALL HAVE A MINIMUM DEPTH OF 30 FEET MEASURED FROM THE GROUND FLOOR LEVEL STREET WALL.
- BUILDING LOBBIES ON WEST HOUSTON STREET WILL BE LIMITED TO NO MORE THAN 25 FEET IN WIDTH PER LOBBY.
- THE FIRST FLOOR LEVELS ON THE NORTH AND SOUTH SIDES OF WEST HOUSTON STREET SHALL EACH CONTAIN NO FEWER THAN FOUR INDIVIDUAL ESTABLISHMENTS OCCUPIED BY A PERMITTED USE, AS ABOVE.

CLARKSON STREET

- ON CLARKSON STREET, FIRST FLOOR LEVEL RETAIL AND SERVICE ESTABLISHMENTS SHALL HAVE A MINIMUM DEPTH OF 30 FEET MEASURED FROM THE GROUND FLOOR LEVEL STREET WALL.
- THE FIRST FLOOR LEVELS OF CLARKSON STREET SHALL CONTAIN NO FEWER THAN THREE INDIVIDUAL ESTABLISHMENTS OCCUPIED BY A RETAIL AND SERVICE USE, MUSEUMS AND GALLERIES, OR AMUSEMENTS OR PHYSICAL CULTURE ESTABLISHMENTS AS MAY BE APPROVED BY BSA SPECIAL PERMIT.

TENANT STOREFRONT GUIDELINES

- STOREFRONT WINDOWS SHOULD BE LIT TO A MINIMUM OF 100 FOOTCANDLES.
- INSIDE AN ESTABLISHMENT, NO MORE THAN 25% OF A STORE WINDOW TRANSPARENCY SHALL BE OBSCURED BY ANY OBJECT FOR A DEPTH OF TWO FEET FROM THE TRANSPARENCY SURFACE.

THROUGH–BLOCK PASSAGE

- GROUND FLOOR BUILDING FACADES FACING THE PUBLIC ACCESS AREA SHALL BE GLAZED WITH TRANSPARENT MATERIALS. SUCH TRANSPARENT GLAZING MATERIALS SHALL OCCUPY 50% OF THE SURFACE AREA OF THE FAÇADE, MEASURED BETWEEN THE LEVEL OF THE FIRST FINISHED FLOOR ABOVE CURB LEVEL AND A HEIGHT OF 12 FEET ABOVE SUCH LEVEL, OR THE LEVEL OF THE FIRST FINISHED FLOOR CEILING (EXCLUDING THE MEZZANINES), WHICHEVER IS LOWER. THE MAXIMUM LENGTH OF A PORTION OF THE GROUND FLOOR FAÇADE WITHOUT TRANSPARENCY SHOULD NOT EXCEED 10 FEET, EXCEPT AT LOCATIONS REQUIRED FOR EGRESS DOORS AND VEHICLE/SERVICE ENTRANCES AND EXITS.

SIDEWALKS

- SIDEWALKS WILL BE PROVIDED AT A MINIMUM OF 15' ACROSS THE ENTIRE SITE EXCEPT ALONG WEST HOUSTON STREET AND CLARKSON STREET, AS SPECIFIED ON THE SITE PLAN– AND A MIN. OF 13'–6"ON WASHINGTON STREET. NOTE: SIDEWALKS WILL BE WIDENED AT WASHINGTON STREET PENDING DOT APPROVAL.
- ADEQUATE OUTDOOR BIKE RACKS WILL BE PROVIDED ON SIDEWALKS SUBJECT TO DOT APPROVAL.

RETAIL RESTRICTIONS

- RETAIL AND SERVICE ESTABLISHMENTS LIMITED TO 10,000 GROSS SQUARE FEET PER ESTABLISHMENT ON ALL LEVELS, EXCEPT THAT ONE ESTABLISHMENT OF UP TO 25,000 SQUARE FEET ON ALL LEVELS MAY BE PROVIDED IN ANY LOCATION.
- BOTH 10,000–SQUARE–FOOT LIMIT AND 25,000–SQUARE–FOOT LIMIT SHALL NOT APPLY TO GROCERY STORES, FOOD HALLS, AND FITNESS / RECREATION USES (COMMERCIAL OR NON–COMMERCIAL).
- BOTH 10,000–SQUARE–FOOT LIMIT AND 25,000–SQUARE–FOOT LIMIT SHALL NOT APPLY TO SPACE CELLAR–LEVEL SPACE THAT IS NOT ACTIVE SELLING SPACE WITH NO DISPLAY OF MERCHANDISE TO CUSTUMERS, INCLUDING STORAGE, BACK–OF–HOUSE, AND SUPPORT SPACE.
- IN ADDITION, RETAIL AND SERVICE ESTABLISHMENTS LOCATED IN THE <CE> OR <CW> BUILDINGS SHALL BE LIMITED TO 15,000 GROSS SQUARE FEET PER ESTABLISHMENT BELOW THE GROUND–FLOOR LEVEL, PROVIDED HOWEVER THAT THIS RESTRICTION SHALL NOT APPLY TO GROCERY STORES; FOOD HALLS; ART GALLERIES, WHETHER COMMERCIAL OR NON–COMMERCIAL; AMUSEMENT USES, INCLUDING BOWLING ALLEYS AND THEATERS; EVENT SPACES; AND GYMNASIUMS, FITNESS CENTERS, AND PHYSICAL CULTURE ESTABLISHMENTS (SUBJECT TO OBTAINING A BSA SPECIAL PERMIT).
- UNLESS A GROCERY STORE HAS ALREADY BEEN PROVIDED ON THE CENTER OR SOUTH SITE, DECLARANT SHALL HIRE A RETAIL BROKER TO PURSUE A GROCERY STORE OPERATOR FOR THE NORTH SITE ON THEN–CURRENT MARKET TERMS AND CONDITIONS, INCLUDING BY ISSUING AN RFP FOR A GROCERY STORE, AND SHALL USE REASONABLE EFFORTS TO PROVIDE SUCH A GROCERY STORE ON THE NORTH SITE OF APPROXIMATELY 20,000 GROSS SQUARE FEET, IF THE PROJECT IS DEVELOPED EITHER PURSUANT TO THE SPECIAL PERMITS OR UNDER THE "HYBRID SCENARIO," AS DESCRIBED IN TECHNICAL MEMORANDA 001 AND/OR 002. IF DECLARANT DETERMINES THAT NO GROCERY STORE IS FEASIBLE UPON SUCH TERMS, DECLARANT SHALL MAKE AVAILABLE TO THE CHAIR UPON REQUEST DOCUMENTATION EVIDENCING THE REASONABLE EFFORTS THAT WERE UNDERTAKEN BY DECLARANT OVER A THREE–MONTH PERIOD IN CONNECTION THEREWITH.

RECREATION CENTER

- AN INDOOR RECREATION CENTER OF AT LEAST 15,000 GROSS SQUARE FEET, INCLUSIVE OF ALL SUPPORT SPACE, SHALL BE PROVIDED IN THE <CE> BUILDING AT THE CELLAR LEVEL, WITH A GROUND–FLOOR ENTRANCE, AS SHOWN ON Z–101. IT SHALL INCLUDE SUPPORT SPACE, INCLUDING BATHROOMS AND STORAGE.
- IT SHALL BE IMPROVED FOR ACTIVE RECREATIONAL USES, AND SHALL BE SUITABLE FOR ACTIVITIES SUCH AS BALL SPORTS, MARTIAL ARTS, OR FITNESS CLASSES, OR AS DETERMINED PURSUANT TO THE RESTRICTIVE DECLARATION.
- IT SHALL INCLUDE A SPORTS FLOOR FOR ACTIVE USE OF APPROXIMATELY 6,000 SQUARE FEET, EXCLUDING SUPPORT SPACE.
- IT SHALL BE OPERATED NO FEWER THAN EIGHTY HOURS EACH WEEK.
- IT SHALL INCLUDE CLEAR ACCESS AND SIGNAGE TO THE FACILITY.
- SPECIFIC DESIGN AND OPERATIONAL STANDARDS SHALL BE DETERMINED BY THE OPERATOR.

ACCESS–A–RIDE

- ACCESS–A–RIDE PICK–UP AND DROP–OFF LOCATION SHALL BE PROVIDED FOR SENIOR HOUSING BUILDING, EITHER WITHIN NORTH GARAGE OR ON WASHINGTON STREET, ADJACENT TO <NE> BUILDING ENTRANCE, SUBJECT TO DOT APPROVAL.

PAA

- PAA SHALL BE OPEN TO THE SKY IN ACCORDANCE WITH ZR SECTION 37–726.

NOTE

<S>	SOUTH BUILDING
<CE>	CENTER EAST BUILDING
<CE–S>	CENTER EAST BUILDING – SOUTH TOWER
<CE–N>	CENTER EAST BUILDING – NORTH SLAB
<CW>	CENTER WEST BUILDING
<CW–S>	CENTER WEST BUILDING – SOUTH TOWER
<CW–N>	CENTER WEST BUILDING – NORTH SLAB
<NE>	NORTH EAST BUILDING
<NW>	NORTH WEST BUILDING
<NW–E>	NORTH WEST BUILDING – EAST TOWER
<NW–W>	NORTH WEST BUILDING – WEST TOWER

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

C 160310 ZSM
SPECIAL PERMIT
ZR 89-21

CPC APPROVED: 10/17/2016 (Cal. No. 3)
CC APPROVED: 12/15/2016 (Res. No. 1344)

EFFECTIVE DATE: 12/15/2016

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

CITY PLANNING COMMISSION COPY

03 DESIGN CONTROL NOTES
N.T.S.

DEPTH

- THE RESIDENTIAL BUILDINGS WILL HAVE A DEEP FAÇADE TO CREATE LIGHT AND SHADOW PATTERNS IN KEEPING WITH THE POWERFUL BUILDINGS THAT DEFINE HUDSON SQUARE.
- RESIDENTIAL WINDOWS SHALL BE RECESSED A MINIMUM OF EIGHT INCHES (8") FROM THE FACE OF THE FAÇADE.
- STOREFRONTS WINDOWS AND DOORS ON THE GROUND FLOOR TO BE RECESSED A MINIMUM OF EIGHTEEN INCHES (18") FROM THE FACE OF THE NON–TRANSPARENT STREET–WALL FAÇADE MATERIAL.

MATERIALITY

- IN KEEPING WITH THE HISTORIC BRICK AND STONE STRUCTURES OF HUDSON SQUARE, ALL BUILDINGS WITH RESIDENTIAL FLOOR AREA MUST BE FINISHED IN MASONRY TO A MINIMUM OF 90% OF THE FAÇADE, EXCLUDING WINDOWS, RAILINGS AND SPANDREL DETAILS.
- NORTH AND CENTER SITE BUILDINGS WILL SHARE A PALETTE OF MASONRY MATERIALS, BUT SHOULD BE EXPRESSED DISTINCTIVELY.
- RESIDENTIAL BUILDINGS SHALL NOT BE FINISHED WITH LARGE OR UNBROKEN EXPANSES OF PAINTED METAL OR STAINLESS STEEL ON THE FAÇADE.
- ONLY SPANDRELS, ACCENTS AND DISCRETE DETAILING SHALL BE FINISHED IN PAINTED METALS OR NATURALLY FINISHED METALS.
- FLAT METAL ELEMENTS MUST NOT EXCEED 24" IN VERTICAL OR HORIZONTAL DIMENSION.
- THERE SHALL BE NO HEATING, VENTILATION, AIR CONDITIONING UNITS OR GRILLS IN ANY BUILDING FAÇADE AT THE LEVEL OF ANY FLOOR CONTAINING RESIDENTIAL UNITS.
- BULKHEADS AND BULKHEAD ENCLOSURES THAT EXCEED THE MAXIMUM BUILDING HEIGHT PER THE DESIGN CONTROL DIAGRAMS SHALL OCCUPY THE SAME AREA AS THE FOOTPRINT OF THE HIGHEST STORY BELOW AND SHALL BE FINISHED IN THE SAME MATERIAL AS THE HIGHEST TWO STORIES OF THE BUILDING BELOW
- THE EXTERIOR MATERIALS AND FINISH OF BUILDING NE SHALL BE THE SAME EXTERIOR MATERIAL AND FINISH AS BUILDING NW

FENESTRATION

- ALL GLASS WILL BE CLEAR OR LOW–IRON GLASS. NO REFLECTIVE GLASS COATINGS ARE PERMITTED.
- RESIDENTIAL WINDOW OPENINGS SHALL BE PREDOMINATELY SINGLE STORY AND A MAXIMUM OF THREE–STORY GROUPINGS – SIMILAR TO ILLUSTRATIVE ELEVATION DRAWINGS – Z–300, Z–301, Z–302, Z–310, Z–311, Z–312, Z–313
- RESIDENTIAL WINDOWS WILL BE IN SQUARE OR IN VERTICAL ORIENTATION.
- INDUSTRIAL–STYLE, MULTI–LITE GLAZING SHALL BE USED ON ANY FLOORS CONTAINING RESIDENTIAL UNITS.
- BUILDING WALLS AT THE LEVEL OF FLOORS WITH RESIDENTIAL UNITS SHALL BE GLAZED WITH TRANSPARENT MATERIALS NOT TO EXCEED 60% OF THE SURFACE AREA OF THE BUILDING WALL.

SUSTAINABILITY

- NO LESS THAN 30% OF TOTAL HORIZONTAL SURFACES (ROOFS, TERRACES AND OPEN SPACE) WILL BE PLANTED WITH LANDSCAPE, PERMANENTLY INSTALLED WITH PLANTINGS APPROPRIATE FOR CLIMATE AND RESILIENCY.
- THE DESIGN IS INTENDED TO MEET LEED CERTIFICATION STANDARDS UNDER LEED BD+C OR ND.

02 PROJECT DESIGN NOTES
N.T.S.



01 KEY PLAN
N.T.S.

INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES

550 WASHINGTON STREET

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STRUCTURAL ENGINEER

BUILDING ENVELOPE CONSULTANT

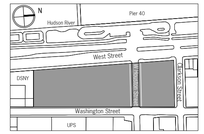
BUILDING CODE CONSULTANT

COOKFOX

ISSUES:

NO:	DATE	DESCRIPTION
04	12.05.2016	UPDATE
03	10.14.2016	UPDATE
02	08.17.2016	UPDATE
01	05.05.2016	FILING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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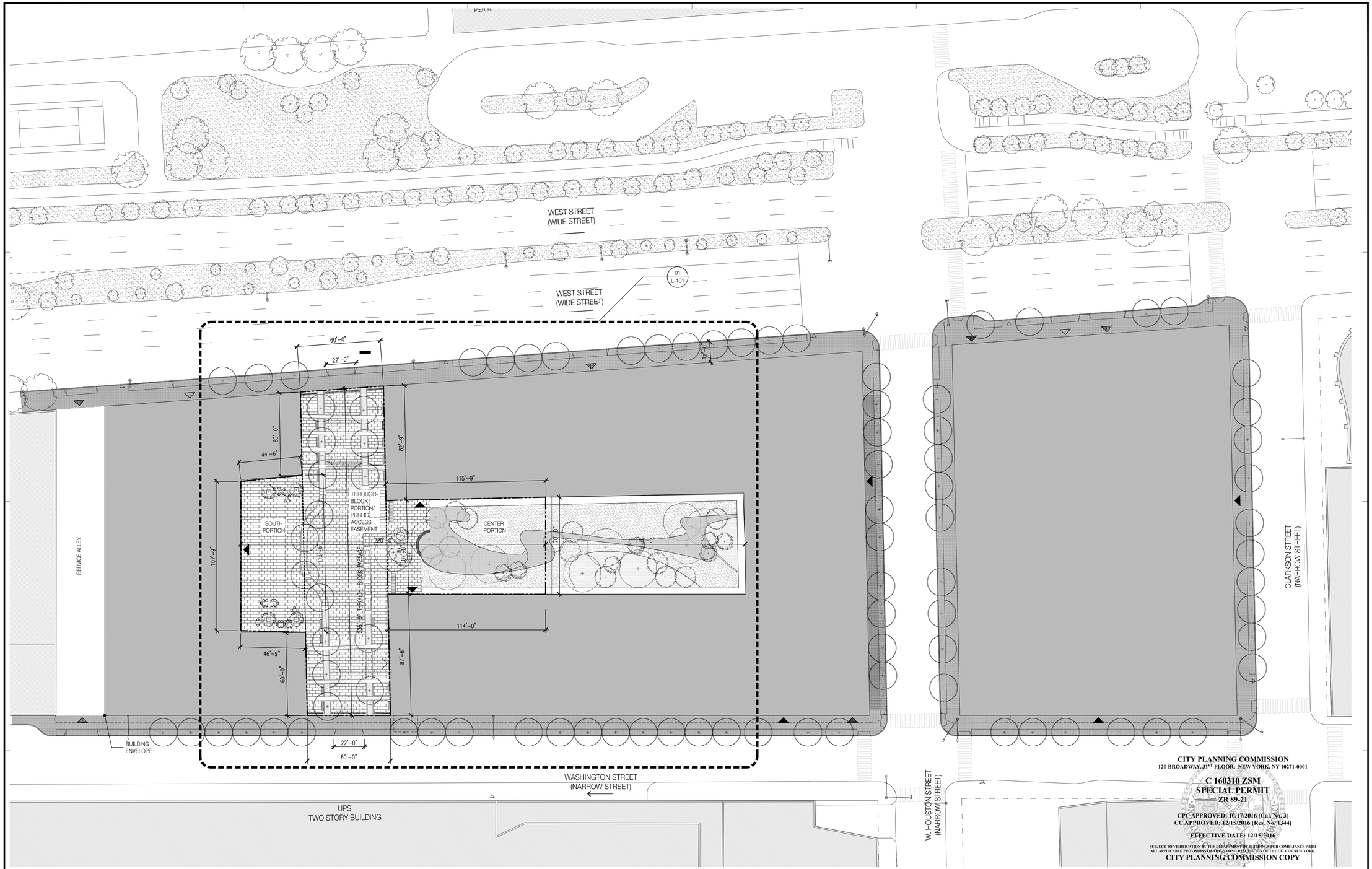
PROJECT:
550 WASHINGTON STREET
NEW YORK, NY 10014

550 WASHINGTON STREET
SPECIAL PERMIT DRAWINGS
NOT FOR CONSTRUCTION

DRAWING TITLE
DESIGN CONTROL NOTES

SEAL

PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: Z-254



01 PUBLIC ACCESS AREA SITE PLAN

1/32" = 1' - 0"

0' 32' 64' 96'

N

SHARED SPACE PROGRAMMING	NOTES
SIDEWALK + THROUGH-BLOCK PASSAGE	WIDTHS AS SHOWN ON PLAN
MATERIAL DIFFERENTIATION	OCCURS BETWEEN PEDESTRIAN + VEHICULAR AREAS
STREET TREE PITS	CONTINUOUS, PERMEABLE, FLUSH W/ ADJACENT GRADES
PAA TREE PITS	CONTINUOUS, PERMEABLE, FLUSH W/ ADJACENT GRADES

LEGEND

- BUILDING ENVELOPE
- ZONING LOT
- PUBLIC ACCESS AREA
- PUBLIC ACCESS AREA PORTIONS/ PUBLIC ACCESS EASEMENT
- ZONING DISTRICT BOUNDARY
- PEDESTRIAN ENTRANCE
- PARKING ACCESS
- LOADING DOCK
- MUNI METER
- LANDSCAPE AREA
- UTILITY POLE
- FIRE HYDRANT
- LIGHT POLE
- NEW DRAINAGE
- VEHICULAR PAVING
- PEDESTRIAN PAVING
- AREA OF DEVELOPMENT SITE
- ADJACENT SITES
- NEW STREET TREE
- NEW CANOPY TREE
- NEW SMALL ORNMTL TREE
- MOVEABLE TABLES + CHAIRS
- BENCH

NOTES:

1. ARCHITECT STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. DESIGN OF PUBLIC ACCESS AREA SUBJECT TO FUTURE CHAIR CERTIFICATION, IN ACCORDANCE WITH RESTRICTIVE DECLARATION.
3. DESIGN INTENT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
4. PAA IS NOT LESS THAN 19,820 SF IN TOTAL AREA

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

C 160310 ZSM
SPECIAL PERMIT
ZR 89-21

CPC APPROVED: 10/17/2016 (Cal. No. 3)
CC APPROVED: 12/15/2016 (Res. No. 1344)

EFFECTIVE DATE: 12/15/2016

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

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STRUCTURAL ENGINEER

BUILDING ENVELOPE CONSULTANT

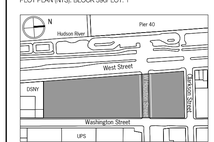
BUILDING CODE CONSULTANT

COOKFOX

ISSUES:

NO:	DATE	DESCRIPTION
04	12.05.2016	UPDATE
03	10.14.2016	UPDATE
02	08.17.2016	UPDATE
01	05.05.2016	FILING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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PROJECT:

550 WASHINGTON STREET
NEW YORK, NY 10014

550 WASHINGTON STREET
SPECIAL PERMIT DRAWINGS
NOT FOR CONSTRUCTION

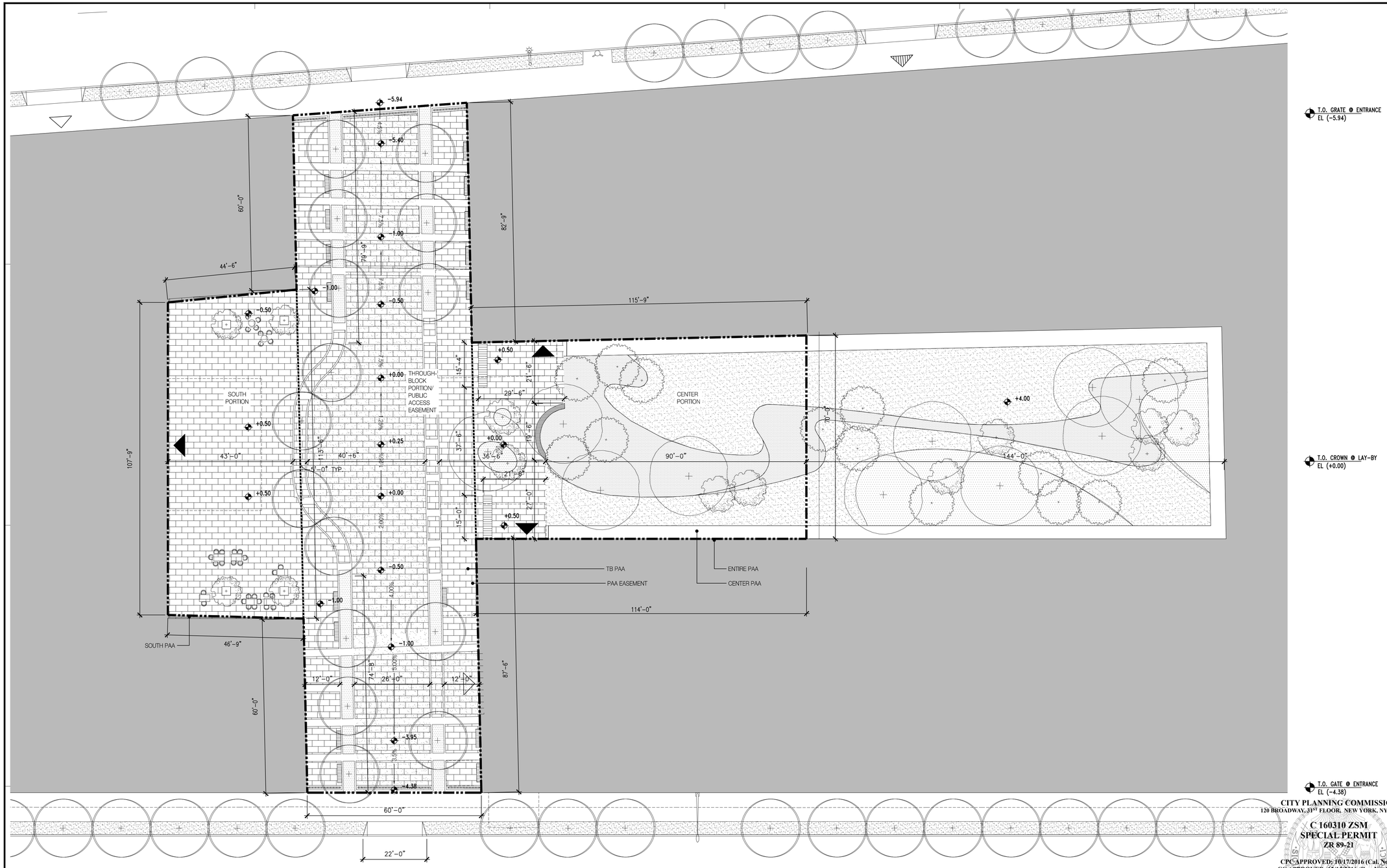
DRAWING TITLE

PUBLIC ACCESS AREA
SITE PLAN

SEAL

PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: L-100

INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES



01 PUBLIC ACCESS AREA ENLARGEMENT PLAN

1/16" = 1' - 0"

0' 32' 64' 96'

SHARED SPACE PROGRAMMING	NOTES
SIDEWALK + THROUGH-BLOCK PASSAGE	WIDTHS AS SHOWN ON PLAN
MATERIAL DIFFERENTIATION	OCCURS BETWEEN PEDESTRIAN + VEHICULAR AREAS
STREET TREE PITS	CONTINUOUS, PERMEABLE, FLUSH W/ ADJACENT GRADES
PAA TREE PITS	CONTINUOUS, PERMEABLE, FLUSH W/ ADJACENT GRADES

LEGEND

- BUILDING ENVELOPE
- ZONING LOT
- PUBLIC ACCESS AREA
- PUBLIC ACCESS AREA PORTIONS/ PUBLIC ACCESS EASEMENT
- ZONING DISTRICT BOUNDARY
- PEDESTRIAN ENTRANCE
- PARKING ACCESS
- LOADING DOCK
- MUNI METER
- LANDSCAPE AREA
- UTILITY POLE
- FIRE HYDRANT
- LIGHT POLE
- NEW DRAINAGE
- VEHICULAR PAVING
- PEDESTRIAN PAVING
- AREA OF DEVELOPMENT SITE
- ADJACENT SITES
- NEW STREET TREE
- NEW CANOPY TREE
- NEW SMALL ORNMTL TREE
- MOVEABLE TABLES + CHAIRS
- BENCH

NOTES:

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3. DESIGN INTENT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
4. PAA IS NOT LESS THAN 19,820 SF IN TOTAL AREA

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

C 160310 ZSM
SPECIAL PERMIT
ZR 89-21

CPC APPROVED: 10/17/2016 (Cal. No. 3)
CC APPROVED: 12/15/2016 (Res. No. 1344)

EFFECTIVE DATE: 12/15/2016

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

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BUILDING ENVELOPE CONSULTANT

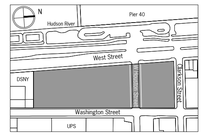
BUILDING CODE CONSULTANT

COOKFOX

ISSUES:

NO:	DATE	DESCRIPTION
04	12.05.2016	UPDATE
03	10.14.2016	UPDATE
02	08.17.2016	UPDATE
01	05.05.2016	FILING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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PROJECT:

550 WASHINGTON STREET
NEW YORK, NY 10014

550 WASHINGTON STREET
SPECIAL PERMIT DRAWINGS
NOT FOR CONSTRUCTION

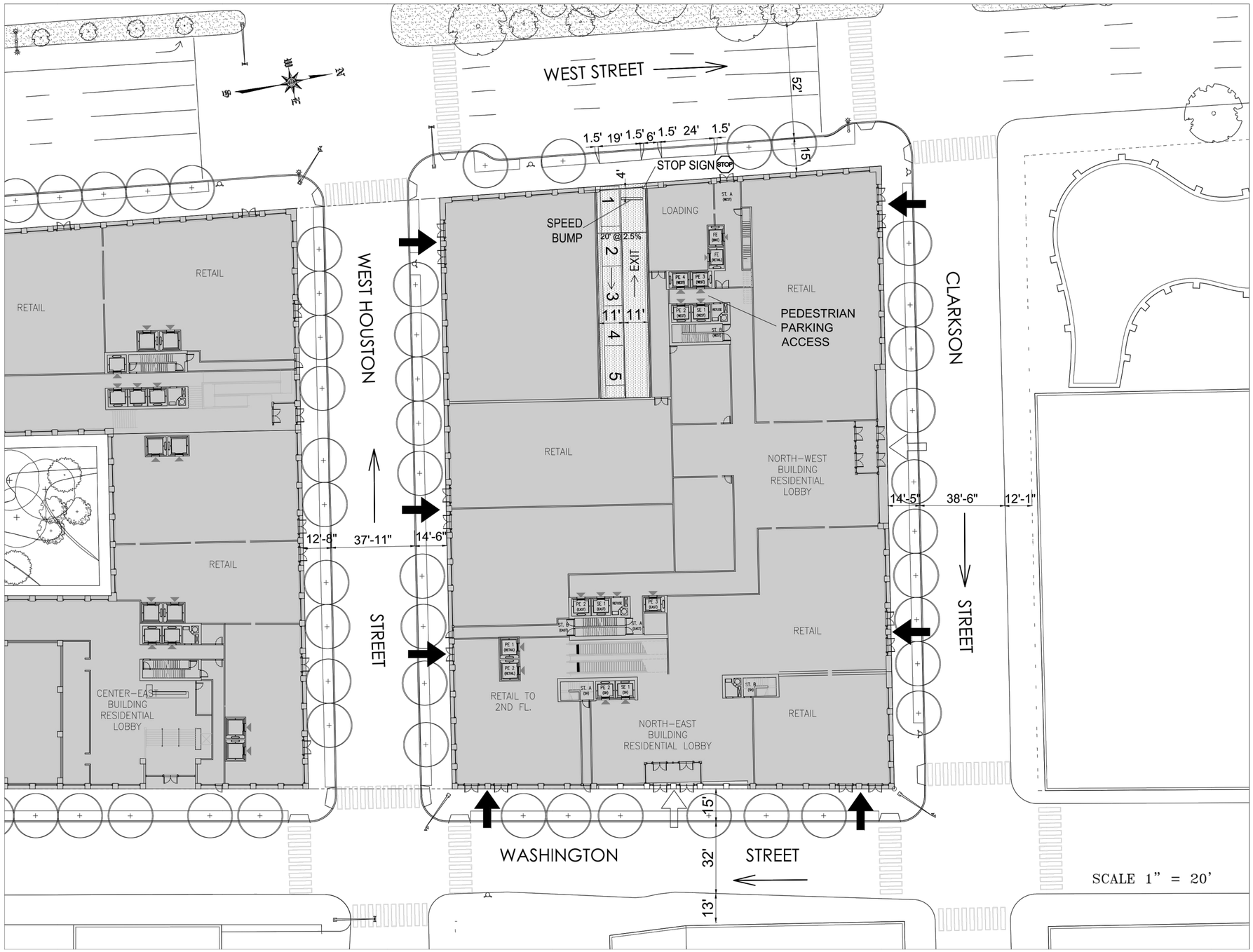
DRAWING TITLE

PUBLIC ACCESS AREA ENLARGEMENT PLAN

SEAL

PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: L-101

INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES



NOTES:

Pedestrian Circulation

Attendant booth and car pick–up and patron waiting areas shall be located so as to provide patron security and safety enroute to and at these locations.

Pedestrian routes to and from garage access points shall be provided and be clearly posted. These routes shall have warning devices placed at all potential pedestrian/ vehicular conflict points.

Interior subdivisions, use, and other designations are illustrative only and are subject to change, subject to compliance with vehicle access points, reservoir space layout, maximum square footage, and pedestrian routes as shown.

LEGEND:

- 18' × 2 = 36' – RESERVOIR SPACE
- CORES, MECHANICAL, ELECTRICAL OTHER SPACE NOT SUBJECT TO REQUESTED SPECIAL PERMIT PURSUANT TO ZR SECTION 13–45 & 13–451
- ACCESS ZONE
- RESIDENTIAL ACCESS
- COMMERCIAL ACCESS
- SPEED BUMP: 2"HX12"Dx ½ WIDTH OF DRIVEWAY

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

C 160311 ZSM
SPECIAL PERMIT
ZR 13-45, ZR 13-451
N 160314 ZAM
N 160316 ZAM

CPC APPROVED: 10/17/2016 (Cal. No. 4, 7, 9)
CC APPROVED: 12/15/2016 (Res. No. 1345)

EFFECTIVE DATE: 12/15/2016

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01 PARKING PLAN - NORTH SITE GROUND LEVEL

N.T.S.

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STRUCTURAL ENGINEER

BUILDING ENVELOPE CONSULTANT

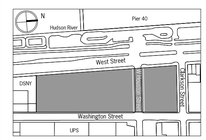
BUILDING CODE CONSULTANT

COOKFOX

ISSUES:

NO:	DATE	DESCRIPTION
04	12.05.2016	UPDATE
03	10.14.2016	UPDATE
02	08.17.2016	UPDATE
01	05.05.2016	FILING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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PROJECT:

550 WASHINGTON STREET
NEW YORK, NY 10014

550 WASHINGTON STREET
SPECIAL PERMIT DRAWINGS
NOT FOR CONSTRUCTION

DRAWING TITLE

PARKING PLAN
NORTH SITE
GROUND LEVEL

SEAL

PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: P-001

INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES



ACCESSORY PARKING GARAGE

Level	Garage Area (s.f)			
	Access Zone	Parking Zone		Total Garage Area
		Surface Area	Stacker Levels	
Ground Floor	860	0		
Cellar Level	4,980	29,780	153x87 = 13,311	
TOTAL	5,840	29,780	13,311	48,931
		Parking Zone Total =29,780+13,311=43,091		

Garage Capacity

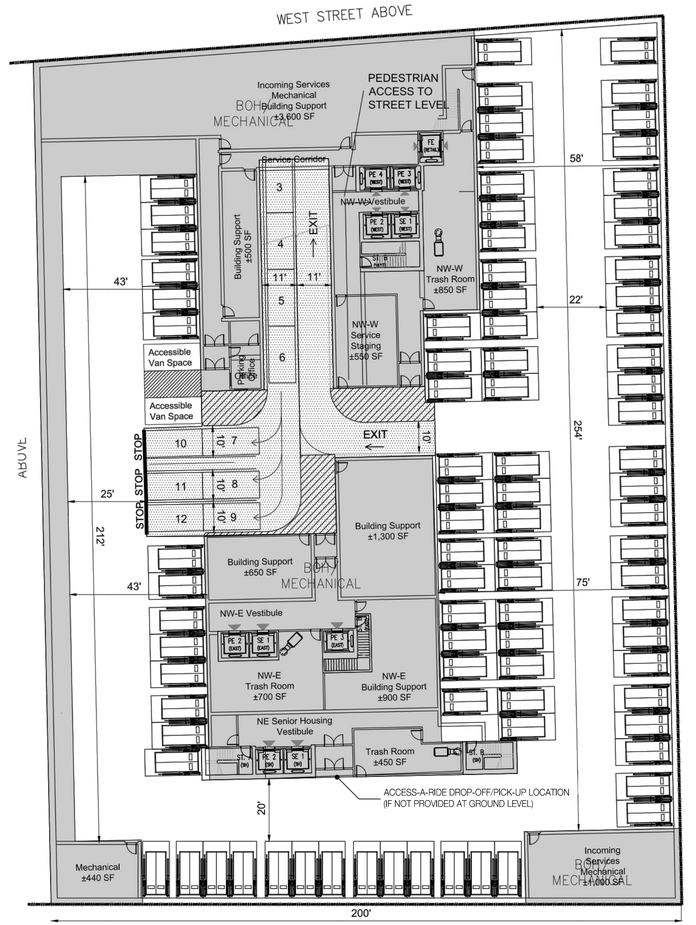
ZR Section	Permitted/Required	Proposed
13-27	Max. No. of spaces permitted: Surface area at non-elevated parking spaces= 29,780 sq. ft./180 = 165 Surface area at elevated parking spaces= 13,311 sq. ft./153 = 87 Total Max. No. of spaces permitted = 165+87 = 252	236
	Min. No. of spaces permitted: Surface area at non-elevated parking spaces= 29,780 sq. ft./200 = 149 Surface area at elevated parking spaces= 13,311 sq. ft./153 = 87 Total Min. No. of spaces permitted = 149+87 = 236	

Reservoir Spaces

ZR Section	Permitted/Required	Proposed
13-25	[200+ spaces = 5% up to 50, 236*0.5 = 11.8]	12

Bicycle Spaces

ZR Section	Permitted/Required	Proposed
36-711 25-811	Required no. of bicycle parking spaces for the building use or one for every 10 parking spaces whichever is greater. Required for use = 1 per 2 D.U = 244 Required for Accessory Garage = 1/10 spaces = 24 None required for garage	0



SCALE 1" = 20'

NOTES:

Pedestrian Circulation

Attendant booth and car pick-up and patron waiting areas shall be located so as to provide patron security and safety enroute to and at these locations.

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LEGEND:

- RESERVOIR SPACE
- DOUBLE HEIGHT STACKER
- CORES, MECHANICAL, ELECTRICAL OTHER SPACE NOT SUBJECT TO REQUESTED SPECIAL PERMIT PURSUANT TO ZR SECTION 13-45 & 13-451
- ACCESS ZONE
- PEDESTRIAN WAITING AREA

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

C 160311 ZSM
SPECIAL PERMIT
ZR 13-45, ZR 13-451

CPC APPROVED: 10/17/2016 (Cal. No. 4)
CC APPROVED: 12/15/2016 (Res. No. 1345)

EFFECTIVE DATE: 12/15/2016

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01 PARKING PLAN - NORTH SITE CELLAR LEVEL

N.T.S.

N:\3313 - St Johns Terminal\Dwg\SHEETFILES\Special Permit Drawings\P-002 - PARKING.dwg

INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES

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STRUCTURAL ENGINEER

BUILDING ENVELOPE CONSULTANT

BUILDING CODE CONSULTANT

COOKFOX

ISSUES:

NO:	DATE	DESCRIPTION
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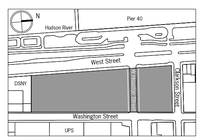
03	10.14.2016	UPDATE
02	08.17.2016	UPDATE
01	05.05.2016	FILING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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PROJECT:

550 WASHINGTON STREET
NEW YORK, NY 10014

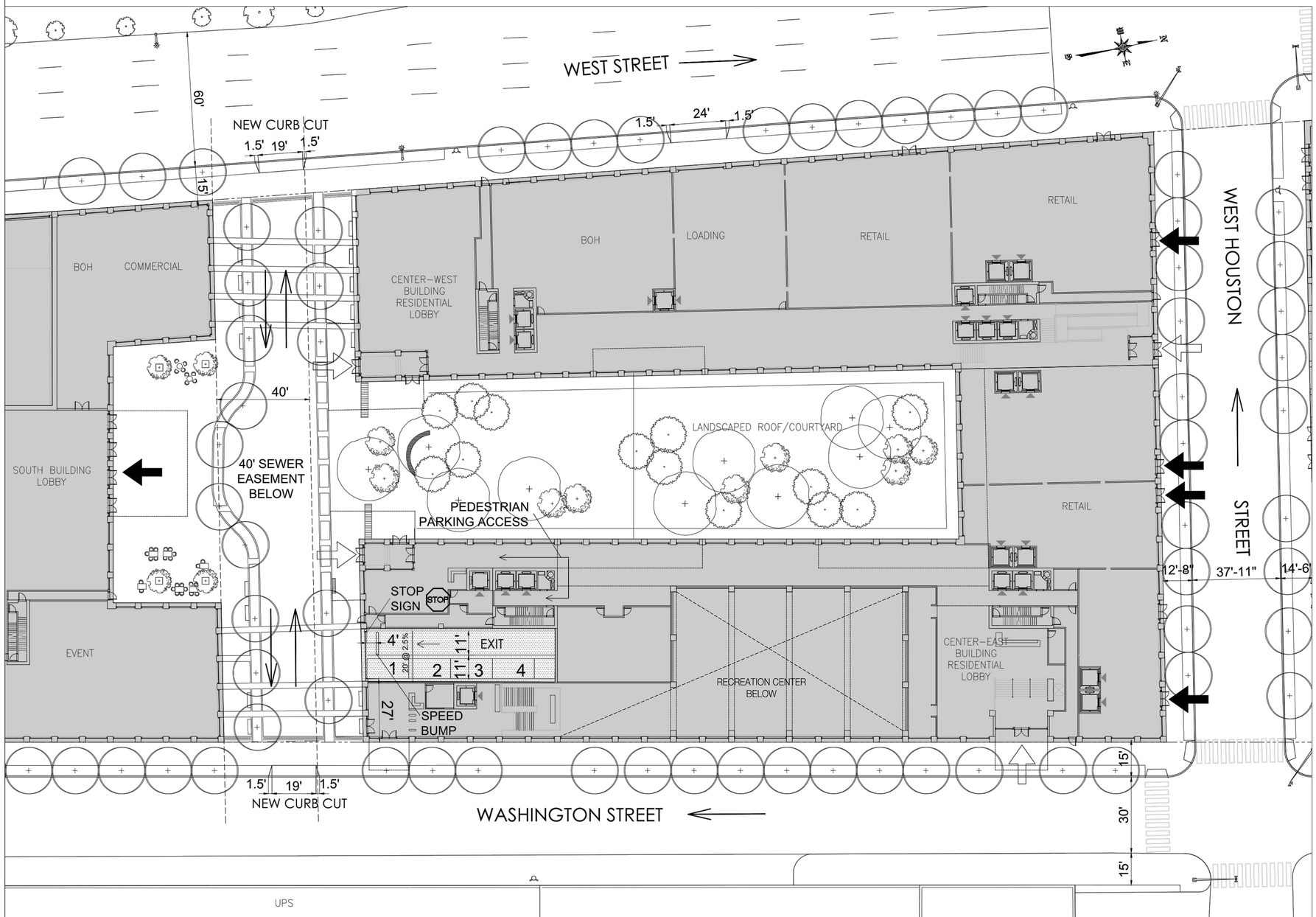
550 WASHINGTON STREET
SPECIAL PERMIT DRAWINGS
NOT FOR CONSTRUCTION

DRAWING TITLE

PARKING PLAN
NORTH SITE
CELLAR LEVEL

SEAL

PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: P-002



01 PARKING PLAN - CENTER SITE GROUND LEVEL

N.T.S.

NOTES:

Pedestrian Circulation

Attendant booth and car pick–up and patron waiting areas shall be located so as to provide patron security and safety enroute to and at these locations.

Pedestrian routes to and from garage access points shall be provided and be clearly posted. These routes shall have warning devices placed at all potential pedestrian/ vehicular conflict points.

Interior subdivisions, use, and other designations are illustrative only and are subject to change, subject to compliance with vehicle access points, reservoir space layout, maximum square footage, and pedestrian routes as shown.

LEGEND:

- 18' / 2 / 36' — RESERVOIR SPACE
- CORES, MECHANICAL, ELECTRICAL OTHER SPACE NOT SUBJECT TO REQUESTED SPECIAL PERMIT PURSUANT TO ZR SECTION 13–45 & 13–451
- ACCESS ZONE
- RESIDENTIAL ENTRANCE
- COMMERCIAL ENTRANCE
- SPEED BUMP: 2"HX12"Dx ½ WIDTH OF DRIVEWAY

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

C 160312 ZSM
SPECIAL PERMIT
ZR 13-45, ZR 13-451
N 160315 ZAM

CPC APPROVED: 10/17/2016 (Cal. No. 5)
CC APPROVED: 12/15/2016 (Res. No. 1346)

EFFECTIVE DATE: 12/15/2016

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

BUILDING ENVELOPE CONSULTANT

BUILDING CODE CONSULTANT

550 WASHINGTON STREET

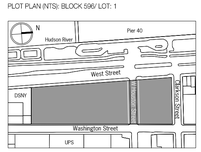
ATLAS CAPITAL GROUP, LLC — CLIENT
505 Fifth Avenue, 28th Floor
New York, NY 10017
T: 212.554.2250

COOKFOX — ARCHITECT

ISSUES:

NO:	DATE	DESCRIPTION
04	12.05.2016	UPDATE
03	10.14.2016	UPDATE
02	08.17.2016	UPDATE
01	05.05.2016	FILING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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PROJECT:
550 WASHINGTON STREET
NEW YORK, NY 10014

550 WASHINGTON STREET
SPECIAL PERMIT DRAWINGS
NOT FOR CONSTRUCTION

DRAWING TITLE
PARKING PLAN
CENTER SITE
GROUND LEVEL

SEAL

PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: P-003

INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES

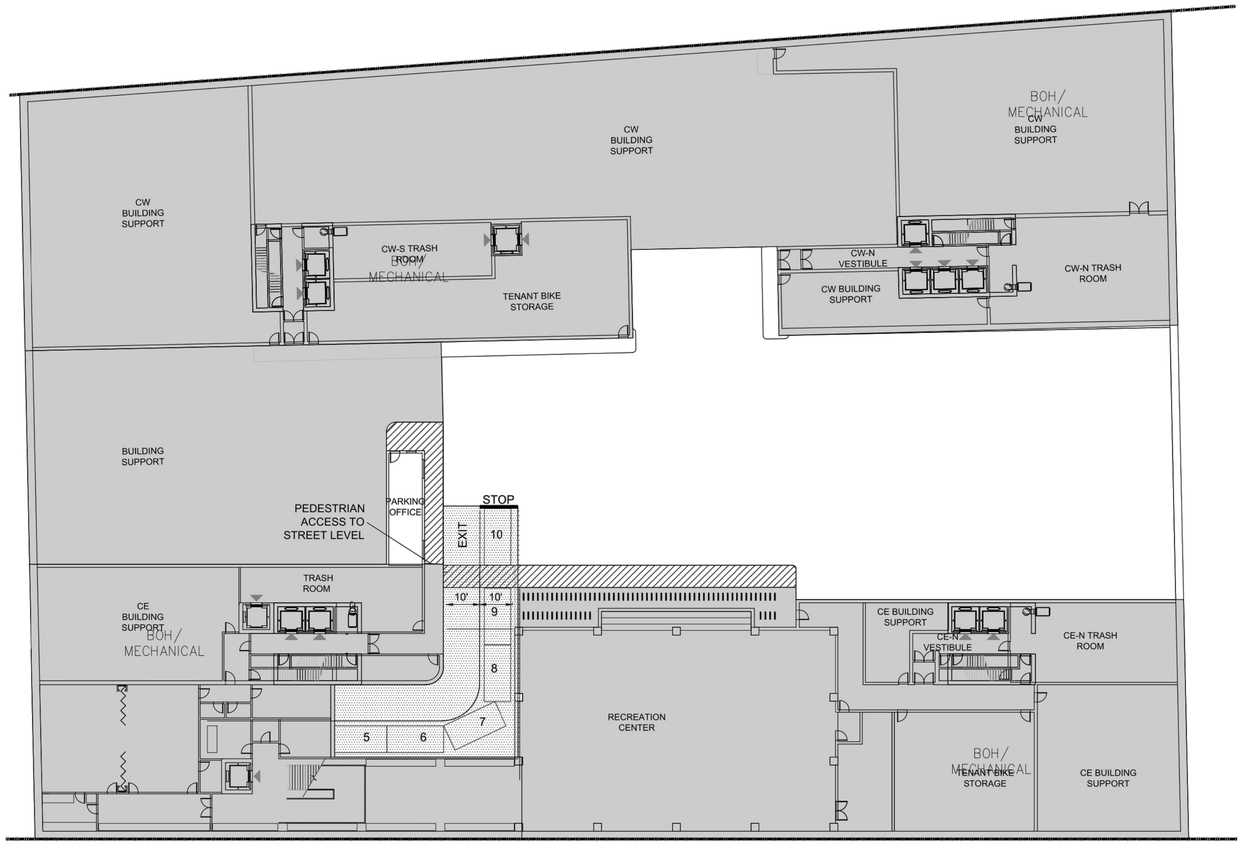
ACCESSORY PARKING GARAGE

Level	Garage Area (s.f)			
	Access Zone	Parking Zone		Total Garage Area
		Surface Area	Stacker Levels	
Ground Floor	2,260	0	0	
Cellar Level	2,690	18,650	0	
TOTAL	4,950	18,650	0	23,600
		18,650		

Garage Capacity		
ZR Section	Permitted/Required	Proposed
13-27	Max. No. of spaces permitted: Surface area at non-elevated parking spaces= 18,650 sq. ft./180 = 104 Total Max. No. of spaces permitted = 104	95
	Min. No. of spaces permitted: Surface area at non-elevated parking spaces= 18,650 sq. ft./200 = 93 Total Min. No. of spaces permitted = 93	

Reservoir Spaces		
ZR Section	Permitted/Required	Proposed
13-25	[50-100 spaces = 10%, 95 x 0.1 = 9.5 or 10]	10

Bicycle Spaces		
ZR Section	Permitted/Required	Proposed
36-711 25-811	Required no. of bicycle parking spaces for the building use or one for every 10 parking spaces whichever is greater. Required for use = 1 per 2 D.U = 497 Required for Accessory Garage = 1/10 spaces = 9 Not required for garage	0



SCALE 1" = 20'

NOTES:

Pedestrian Circulation

Attendant booth and car pick-up and patron waiting areas shall be located so as to provide patron security and safety enroute to and at these locations.

Pedestrian routes to and from garage access points shall be provided and be clearly posted. These routes shall have warning devices placed at all potential pedestrian/ vehicular conflict points.

Interior subdivisions, use, and other designations are illustrative only and are subject to change, subject to compliance with vehicle access points, reservoir space layout, maximum square footage, and pedestrian routes as shown.

LEGEND:

18' / 2 / ± 40 - 60' — RESERVOIR SPACE

18' / ± 40 - 60' — DOUBLE HEIGHT STACKER

CORES, MECHANICAL, ELECTRICAL OTHER SPACE NOT SUBJECT TO REQUESTED SPECIAL PERMIT PURSUANT TO ZR SECTION 13-45 & 13-451

ACCESS ZONE

PEDESTRIAN WAITING AREA

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

C 160312 ZSM
SPECIAL PERMIT
ZR 13-45, ZR 13-451

CPC APPROVED: 10/17/2016 (Cal. No. 5)
CC APPROVED: 12/15/2016 (Res. No. 1346)

EFFECTIVE DATE: 12/15/2016

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

CITY PLANNING COMMISSION COPY

01 PARKING PLAN - CENTER SITE CELLAR LEVEL
N.T.S.

N:\3313 - St Johns Terminal\Dwg\SHEETFILES\Special Permit Drawings\P-004 - PARKING.dwg

INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES

550 WASHINGTON STREET

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T: 212.929.5656

STRUCTURAL ENGINEER

BUILDING ENVELOPE CONSULTANT

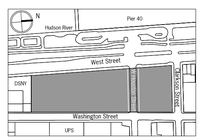
BUILDING CODE CONSULTANT

COOKFOX

ISSUES:

NO:	DATE	DESCRIPTION
04	12.05.2016	UPDATE
03	10.14.2016	UPDATE
02	08.17.2016	UPDATE
01	05.05.2016	FILING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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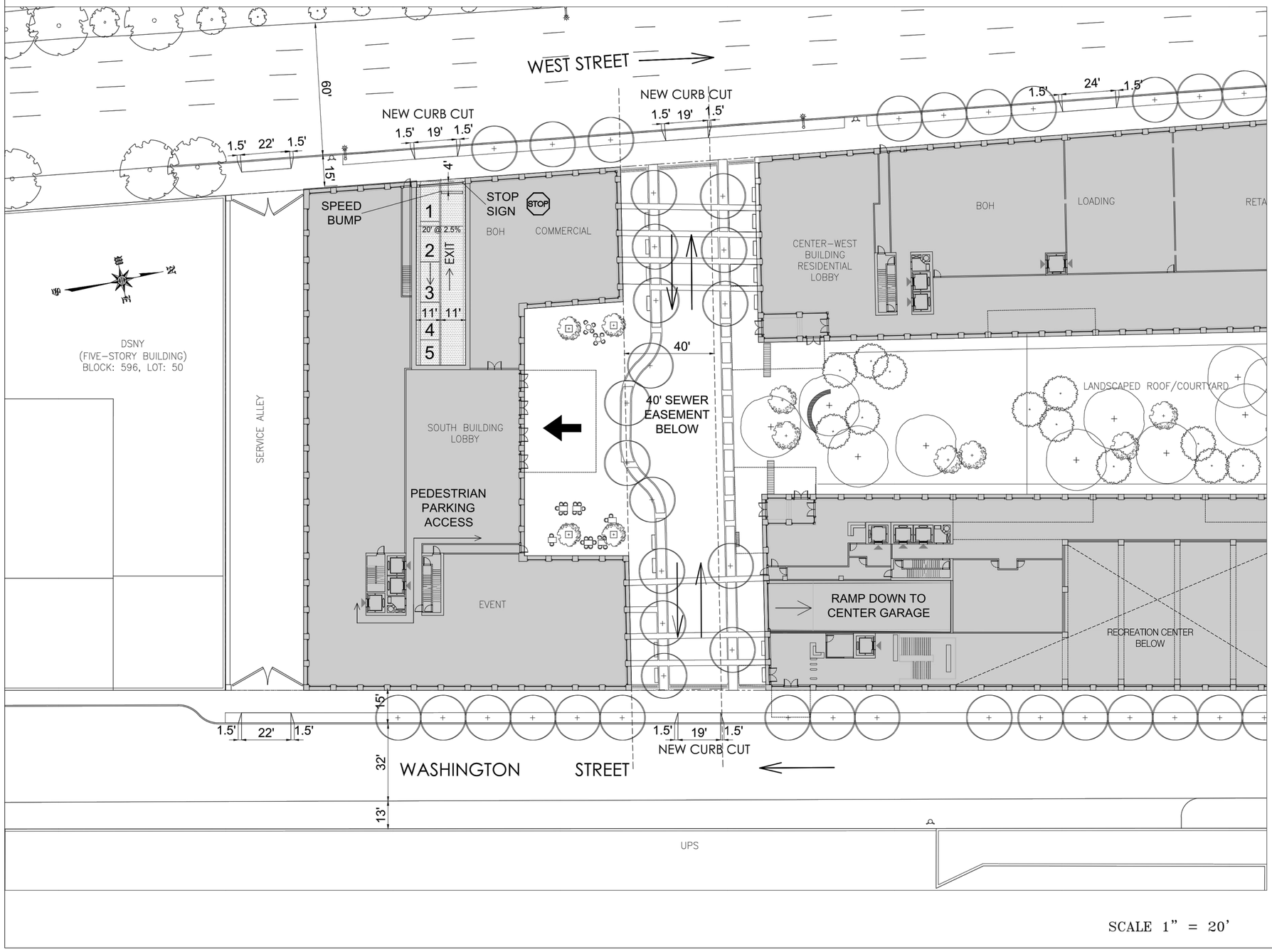
PROJECT:
550 WASHINGTON STREET
NEW YORK, NY 10014

550 WASHINGTON STREET
SPECIAL PERMIT DRAWINGS
NOT FOR CONSTRUCTION

DRAWING TITLE
PARKING PLAN
CENTER SITE
CELLAR LEVEL

SEAL

PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: P-004



NOTES:

Pedestrian Circulation

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LEGEND:

- 18' / 2 / 36" — RESERVOIR SPACE
- CORES, MECHANICAL, ELECTRICAL OTHER SPACE NOT SUBJECT TO REQUESTED SPECIAL PERMIT PURSUANT TO ZR SECTION 13-45 & 13-451
- ACCESS ZONE
- ACCESS ZONE
- COMMERCIAL ENTRANCE
- SPEED BUMP: 2"HX12"Dx ½ WIDTH OF DRIVEWAY

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

C 160313 ZSM
SPECIAL PERMIT
ZR 13-45, ZR 13-451

CPC APPROVED: 10/17/2016 (Cal. No. 6)
CC APPROVED: 12/15/2016 (Res. No. 1347)

EFFECTIVE DATE: 12/15/2016

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

01 PARKING PLAN - SOUTH SITE GROUND LEVEL
N.T.S.

N:\3313 - St Johns Terminal\Dwg\SHEETFILES\Special Permit Drawings\P-005 - PARKING.dwg

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PHILIP HABIB & ASSOCIATED — PARKING GARAGE CONSULTANT
102 Madison Avenue, 11th Floor
New York, NY 10016
T: 212.909.5656

STRUCTURAL ENGINEER

BUILDING ENVELOPE CONSULTANT

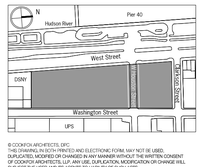
BUILDING CODE CONSULTANT

COOKFOX

ISSUES:

NO:	DATE	DESCRIPTION
04	12.05.2016	UPDATE
03	10.14.2016	UPDATE
02	08.17.2016	UPDATE
01	05.05.2016	FILING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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PROJECT:
550 WASHINGTON STREET
NEW YORK, NY 10014

550 WASHINGTON STREET
SPECIAL PERMIT DRAWINGS
NOT FOR CONSTRUCTION

DRAWING TITLE
PARKING PLAN
SOUTH SITE
GROUND LEVEL

SEAL

PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: P-005



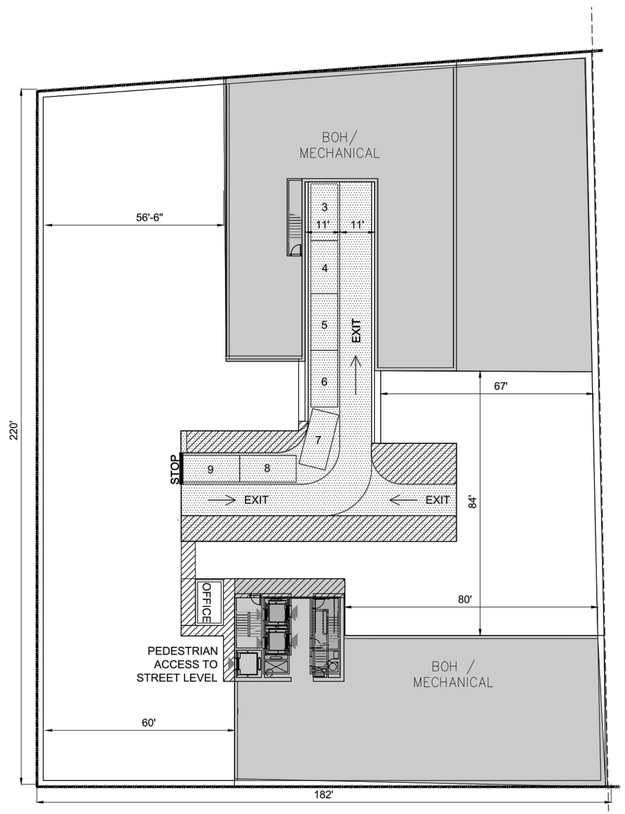
ACCESSORY PARKING GARAGE

Level	Garage Area (s.f)			
	Access Zone	Parking Zone		Total Garage Area
		Surface Area	Stacker Levels	
Ground Floor	1,300	0		
Cellar Level	4,550	18,300	0	
TOTAL	5,850	18,300	0	22,865
		Parking Zone Total = 18,300		

Garage Capacity		
ZR Section	Permitted/Required	Proposed
13–27	Max. No. of spaces permitted: Surface area at non–elevated parking spaces= 18,300 sq. ft./180 = 102 Total Max. No. of spaces permitted = 102	94
	Min. No. of spaces permitted: Surface area at non–elevated parking spaces= 18,300 sq. ft./200 = 92 Total Min. No. of spaces permitted = 92	

Reservoir Spaces		
ZR Section	Permitted/Required	Proposed
13–25	[50 to 100 spaces is 10%, 94 x 0.1 = 9.4 or 9]	9

Bicycle Spaces		
ZR Section	Permitted/Required	Proposed
36–711 25–811	Required no. of bicycle parking spaces for the building use or one for every 10 parking spaces whichever is greater. Required for use = 1 per 4,000sf Commercial = 27 Required for Accessory Garage = 1/10 spaces = 9 None required for garage	0



SCALE 1" = 20'

NOTES:

Pedestrian Circulation

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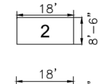
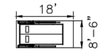
LEGEND:



RESERVOIR SPACE



DOUBLE HEIGHT STACKER

CORES, MECHANICAL, ELECTRICAL OTHER SPACE NOT SUBJECT TO REQUESTED SPECIAL PERMIT PURSUANT TO ZR SECTION 13–45 & 13–451

ACCESS ZONE

PEDESTRIAN WAITING AREA

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

C 160313 ZSM
SPECIAL PERMIT
ZR 13-45, ZR 13-451

CPC APPROVED: 10/17/2016 (Cal. No. 6)
CC APPROVED: 12/15/2016 (Res. No. 1347)

EFFECTIVE DATE: 12/15/2016

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

CITY PLANNING COMMISSION COPY

01 PARKING PLAN - SOUTH SITE CELLAR LEVEL

N.T.S.

N:\3313 - St Johns Terminal\Dwg\SHEETFILES\Special Permit Drawings\P-006 - PARKING.dwg

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COOKFOX
FOXCOOK
KFOXCOO
OOKFOXC
FOXCOOK
OKFOXCO

550 WASHINGTON STREET

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T: 212.909.5656

STRUCTURAL ENGINEER

BUILDING ENVELOPE CONSULTANT

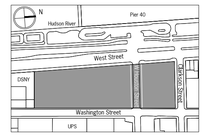
BUILDING CODE CONSULTANT

COOKFOX

ISSUES:

NO:	DATE	DESCRIPTION
04	12.05.2016	UPDATE
03	10.14.2016	UPDATE
02	08.17.2016	UPDATE
01	05.05.2016	FILING

PLOT PLAN (NTS): BLOCK 596/ LOT: 1



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PROJECT:

550 WASHINGTON STREET
NEW YORK, NY 10014

550 WASHINGTON STREET
SPECIAL PERMIT DRAWINGS
NOT FOR CONSTRUCTION

DRAWING TITLE

PARKING PLAN
SOUTH SITE
CELLAR LEVEL

SEAL

PROJECT NO: 3313
SCALE: AS NOTED
SHEET SIZE: 24"x36"
DRAWING NO: P-006