124-125 WHITE STREET
MANHATTAN, NY

BOROUGH-BASED JAILS

Owner:
NYC DEPARTMENT OF CORRECTION
75-20 ASTORIA BOULEVARD, SUITE 160
EAST ELMHURST, NY, 11370 T.+1 718.546.0806

Architect:
PERKINS EASTMAN
115 FIFTH AVENUE
NEW YORK, NY, 10003 T. +1 212.353.7200

Traffic:
PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NY, 10016 T. +1 212.929.5656

DRAWING INDEX

G-001	COVER SHEET & DRAWING LIST
V-101.00	TOPOGRAPHICAL SURVEY
V-102.00	TOPOGRAPHICAL SURVEY
Z-020	ZONING ANALYSIS
Z-030	ZONING LOT SITE PLAN
Z-040	GROUND FLOOR PLAN
Z-050	WAIVER PLAN - ROOF PLAN
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N-010	NEIGHBORHOOD CHARACTER DRAWING 1
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SUBMISSIONS	DATE
CPC ULURP APPLICATION	3/20/2019
CPC SUBMISSION	8/30/2019
CPC SUBMISSION FOR COUNCIL VOTE	10/11/2019

NO.	DATE	REVISION

REGISTERED ARCHITECT
JOSEPH J. ALIOTTA
16319
STATE OF NEW YORK

SEAL

KEY PLAN

PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
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F. +1 212 353 7676

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102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NY, 10016 T. +1 212.929.5656

PROJECT TITLE:

124-125 WHITE STREET

BOROUGH: MANHATTAN
BLOCK: 167 & 198
LOT: 1 & 1
ULURP #: 190340 ZSM
MANHATTAN, NY 10013

PROJECT No: 73441.00

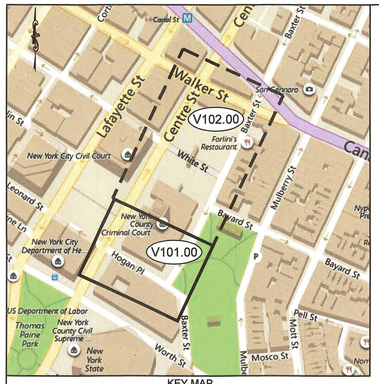
DRAWING TITLE:

COVER SHEET & DRAWING LIST

SCALE: NTS

G-001

3/20/19



KEY MAP
SCALE: 1"=250'
BING MAPS IMAGE

NOTES

1. VERTICAL DATUM - NAVD 1988 AND HORIZONTAL DATUM - NY LONG ISLAND STATE PLANE COORDINATE SYSTEM; BASED ON GPS OBSERVATIONS BY MATRIX NEW WORLD ON APRIL 30, 2018 AND JUNE 2, 2018, AND REFERRING TO LEICA SMARTNET CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK, NATIONAL GEODETIC SURVEY MONUMENT: CORS STATION "NYBP, NYBR, NJI2".
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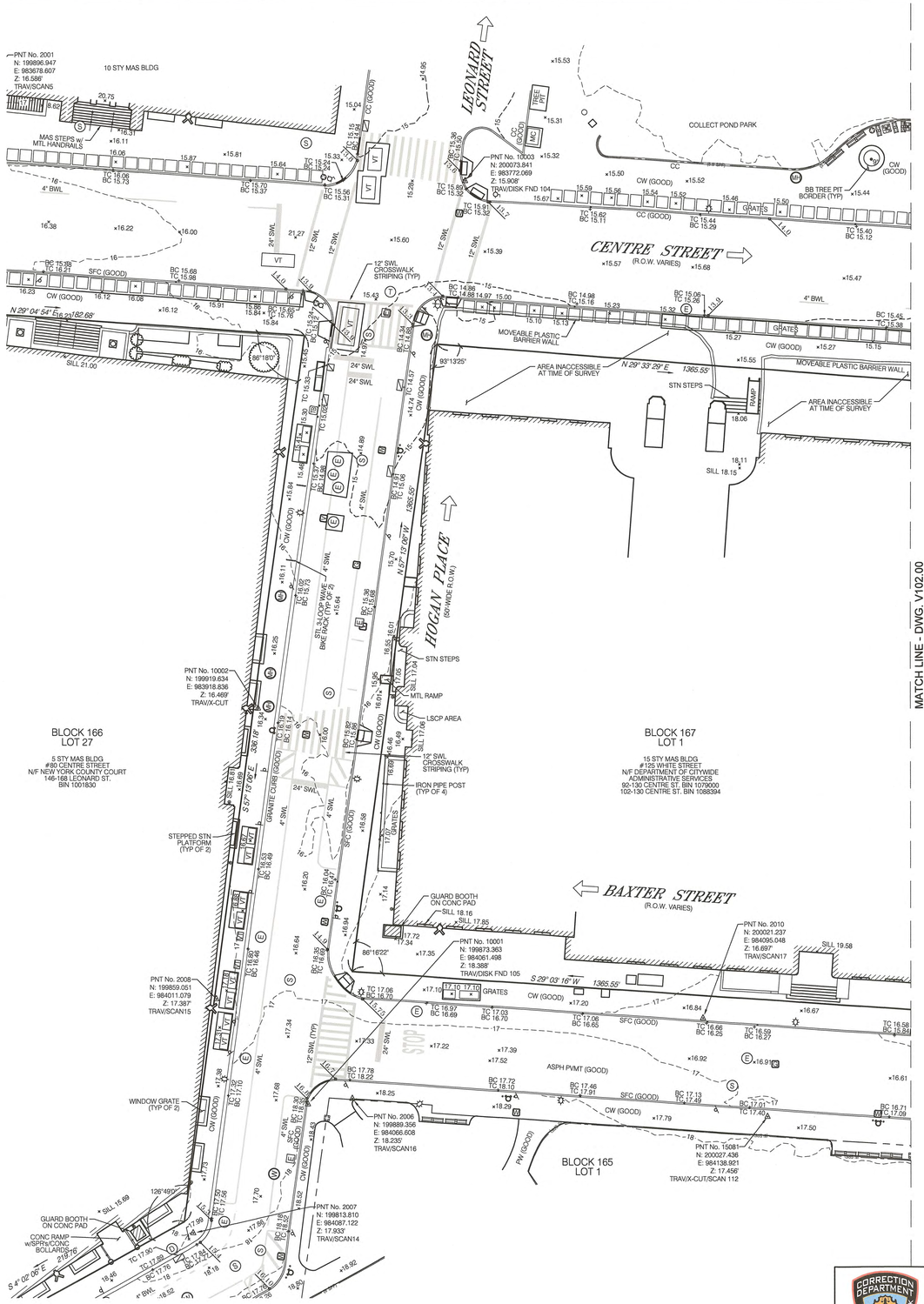

MATCH LINE - DWG. V102.00

NEW YORK LONG ISLAND STATE PLANE COORDINATE SYSTEM NAD 1983 (CORS SITE)

SITE SYMBOL LEGEND

- MH - UNKNOWN MANHOLE
- D - STORM DRAIN MANHOLE
- E - ELECTRIC MANHOLE
- DRAIN
- E - ELECTRIC MANHOLE (SQUARE)
- S - SEWER MANHOLE
- W / W - WATER MANHOLE
- T - TELEPHONE MANHOLE
- F - FIRE MANHOLE
- G - GAS VALVE
- W - WATER VALVE
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- FIRE STANDPIPE
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- SECURITY/PARK LIGHT
- STREET LIGHT W/ SIGNAL
- PEDESTRIAN SIGNAL
- CCTV SECURITY CAMERA
- TREE (W/ DBH)
- STUMP
- MB - MAILBOX
- MONITORING WELL
- TRASH CAN
- SIGN (DUAL & SINGLE)
- BOLLARD
- TRAFFIC INDICATOR
- BENCH (VARIES)
- GAME TABLE
- LEGAL GRADE

FEATURE ABBREVIATIONS

A/C	AIR CONDITIONING	FLR	FLOOR	PNT	POINT
APPROX	APPROXIMATE	FND	FOUND	PVMT	PAVEMENT
ASPH	ASPHALT			PW	PAVER WALK
AW	ASPHALT WALK	GC	GRANITE CURB		
		GF	GARAGE FLOOR	REF	REFERENCE
BC	BOTTOM OF CURB	GRT	GRATE	REUC	REAL ESTATE OF UTILITY CORPORATION
BIN	BUILDING IDENTIFICATION NUMBER			R.O.W.	RIGHT-OF-WAY
BLDG	BUILDING	HT	HEIGHT		
BLK	BLOCK	ID	IDENTIFICATION	SDWK	SIDEWALK
BMT	BROOKLYN-MANHATTAN TRANSIT CORPORATION			SFC	STEEL-FACED CURB
		LGT	LIGHT	SPR	STEEL PIPE RAILING
BOT	BOTTOM	LSCP	LANDSCAPE	STL	STEEL
BRK	BRICK			STN	STONE
		MAS	MASONRY	STY	STORY
BW	BOTTOM OF WALL	MATL	MATERIAL	SYL	SOLID YELLOW LINE
		MB	MAIL BOX		
CC	CONCRETE CURB	MC	METAL COVER	TC	TOP OF CURB OR TOP OF CONCRETE
CONC	CONCRETE	MH	MANHOLE		
CONST	CONSTRUCTION	MON	MONUMENT	TCP	TOP OF CURB PIECE
		MTD	MOUNTED	(TM)	TAX MAP
DWY	DRIVEWAY			TW	TOP OF WALL
				TYP	TYPICAL
EL	ELEVATION				
ESMT	EASEMENT			UNK	UNKNOWN
				VT	VAULT
				WI	WROUGHT IRON

LINETYPE LEGEND

- VERTICAL CURB
- DEPRESSED OR FLUSH CURB
- (4' CLF) 4' HEIGHT CHAIN LINK FENCE
- (5' SPF) 5' HEIGHT STEEL PICKET FENCE
- (8' SPF) 8' HEIGHT STEEL PICKET FENCE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- 20 MAJOR GRADING CONTOUR LINE
- 21 MINOR GRADING CONTOUR LINE

20' 0 10' 20' 40' 80'
GRAPHIC SCALE

No.	DESCRIPTION	DATE:	BY:	APR:

REVISIONS

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Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C.
26 Columbia Turnpike
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Fax: 973-240-1818
WBE / DBE / SBE
www.matrixneworld.com
STATE OF NEW YORK CERTIFICATE OF AUTHORIZATION No. 17-082661

PERKINS — EASTMAN
115 Fifth Avenue, New York, NY, 10003

SEAL
R. STEPHEN MONCRIEF, JR., P.L.S.
NEW YORK PROFESSIONAL LAND SURVEYOR, LIC. No. 049819
DATE: 12/14/2018

BLOCK 166
LOT 27

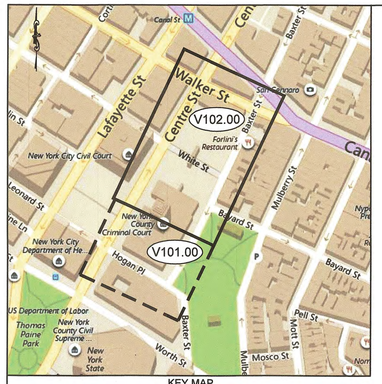
The City of New York
Department of Correction
75-20 Astoria Blvd., Suite 160
East Elmhurst, NY 11370

PROJECT TITLE
MASTER PLAN FOR A BOROUGH BASED NYC JAIL SYSTEM
80 CENTRE STREET
BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK

DRAWING TITLE
TOPOGRAPHIC SURVEY

SURVEYED BY	DRAWN BY	CHECKED BY
P. EARLEY	E. BRAS/P. EARLEY/V. PENTYALA	R. S. MONCRIEF

B-SCAN	SCALE	DRAWING NO.	CONTRACT NO.
	1"=20'	V101.00	73440.00
	DATE 08/21/2018		SHEET No. 1 OF 4 SHEETS



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80 CENTRE STREET
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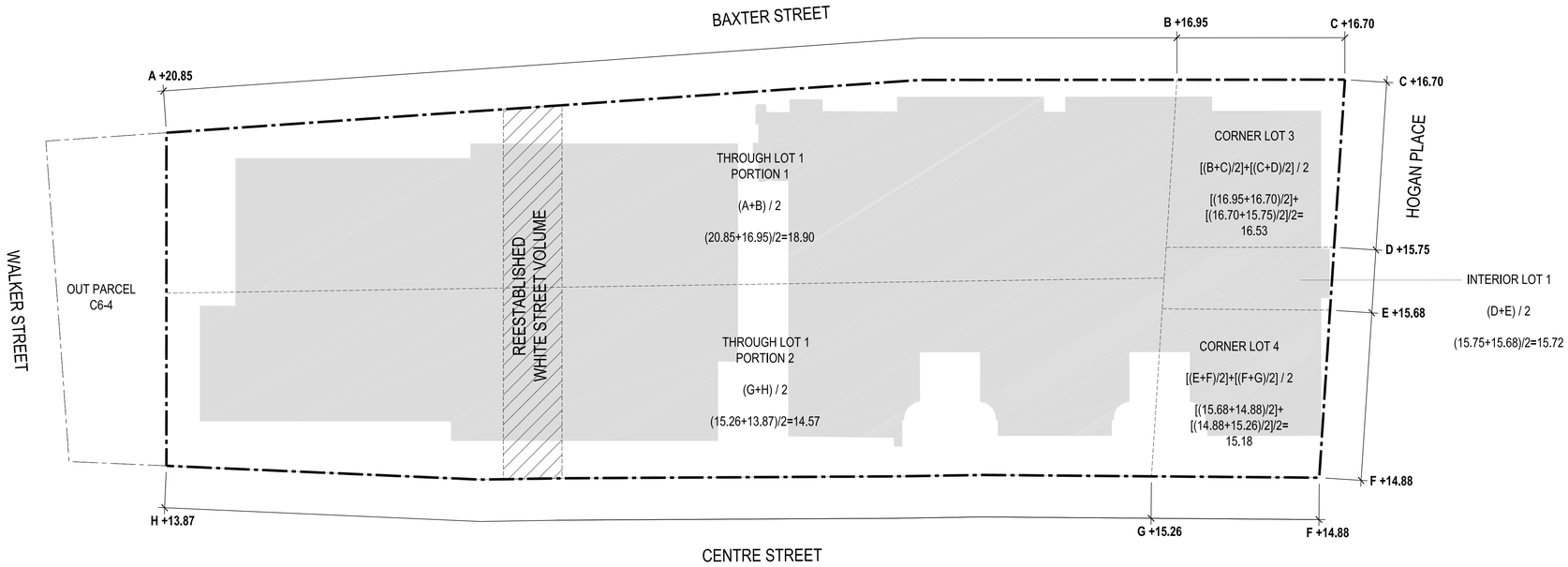
DRAWING TITLE
TOPOGRAPHIC SURVEY

SURVEYED BY	DRAWN BY	CHECKED BY
P. EARLEY	E. BRAS/P. EARLEY/V. PENTYALA	R. S. MONCRIEF
B-SCAN	SCALE: 1"=20'	DRAWING NO.: V102.00
	DATE: 08/21/2018	CONTRACT NO.: 73440.00
		SHEET No. 2 OF 4 SHEETS



1 AVERAGE CURB DIAGRAM

SCALE: 1" : 40'

BOROUGH-BASED JAILS - MANHATTAN

ZONING CHART

Borough	Manhattan
Block/ Lot	Block 167 Lot 1
	Block 198 Lot 1
	Reestablished White Street Volume
Address	124-125 White Street
Lot Area*	149,549
Zoning Map No.	12C
Zoning District	C6-4
Community District	1

*White Street Volume Not Included (7,757sf)

PROPOSED PROGRAM (ABOVE GROUND GSF)

Number of Beds	886 Beds
Jail Housing	483,000
Jail Support	303,000
Centralized Care	0
Community Facility	10,000
Retail	10,000
TOTAL GSF	806,000
Accessory Pkg (Jail)	125 Spaces
EXISTING TO REMAIN	
Courthouse	815,011

ZR Reference	Item / Description	Required / Permitted	Proposed			Comments
			Existing to Remain	Proposed New	Total	Notes
	USE GROUP					
32-00	Use Groups	UG 1-12	6D Courts	8D Prisons, UG3 & UG4 Community Facility, U6A Retail	6D Courthouse, 8D Prisons, UG3 & UG4 Community Facility, UG 6A Retail	
	FLOOR AREA RATIO					
23-10	Residential	10.00	0.00	0.00	0.00	
33-10	Community Facility	10.00	0.00	0.07	0.07	
	Commercial	10.00	5.45	4.60	10.05	Special Permit Required Pursuant to ZR 74-832
	Total all Uses	10.00	5.45	4.67	10.11	Special Permit Required Pursuant to ZR 74-832
	FLOOR AREA					
23-10	Residential	1,495,490	0	0	0	
	Community Facility*	1,495,490	0	10,000	10,000	
33-10	Courthouse		815,011		815,011	
	Retail*			10,000	10,000	
	Jail**			677,675	677,675	
	Accessory Parking			0	0	
	Total Commercial	1,495,490	815,011	687,675	1,502,686	Special Permit Required Pursuant to ZR 74-832
	Total all Uses	1,495,490	815,011	697,675	1,512,686	Special Permit Required Pursuant to ZR 74-832

*The floor area up to a total of 20,000sf for the project, may be occupied by any use in UGs 3, 4, and 6A. The breakdown between community facility and commercial floor area and FAR shown here is illustrative

**Approximately 10% mechanical deductions assumed on Jail use.

	YARDS					
33-20	Front	None Required			None Provided	
	Side	None Required			None Provided	
	Rear	None Required			None Provided	

ZR Reference	Item / Description	Required / Permitted	Proposed			Comments
			Existing to Remain	Proposed New	Total	Notes
	HEIGHT & SETBACK					
33-40	Max Streetwall					
	Centre Street	85'	-	105.00'	105.00'	Special Permit Required Pursuant to ZR 74-832
	Hogan Place	85'	233.19'	-		Existing Non-Compliance
	Baxter Street	85'	204.10'	85.00'	204.10'	Special Permit Required Pursuant to ZR 74-832
33-40	Setback at Max Base					
	Centre Street	15'	25'	10'		Special Permit Required Pursuant to ZR 74-832
	Hogan Place	20'	0.50'	-		Existing Non-Compliance
	Baxter Street	20'	12.71'	15'		Special Permit Required Pursuant to ZR 74-832
33-40	Max Building Envelope Height					
	Centre Street	-	335.43'	298.43' (+ 40' Mechanical)	298.43' (+ 40' Mechanical)	Special Permit Required Pursuant to ZR 74-832
	Hogan Place	-	267.82'	-	267.82'	Special Permit Required Pursuant to ZR 74-832
	Baxter Street	-	333.47'	294.10' (+ 40' Mechanical)	294.10' (+ 40' Mechanical)	Special Permit Required Pursuant to ZR 74-832
33-40	Sky Exposure Plane					
	Centre Street	5.6 to 1	5.6 to 1	0 to 1	0 to 1	Special Permit Required Pursuant to ZR 74-832
	Hogan Place	2.7 to 1	0 to 1	-		Existing Non-Compliance
	Baxter Street	2.7 to 1	0 to 1	0 to 1	0 to 1	Special Permit Required Pursuant to ZR 74-832
	ACCESSORY PARKING					
	Accessory Parking					
36-30	Court Houses PRC-C	0	0	0	0	
	Prisons PRC-H	0	0	0	0	
	Retail UG 6A	0	0	0	0	
	Community Facility	0	0	0	0	
	Total all Uses	None Required / 150 Permitted	0	125	125	
	LOADING					
36-60	Prisons PRC-H	10,000 sf - Non Required Next 290,000 sf - 1 Required Each Additional 300,000 sf or fraction thereof. - 1 Required 677,675 sf = 3 Berths Required	0	2	2	Special Permit Required Pursuant to ZR 74-832
36-60	Court Houses PRC-C	None required	0	0	0	Special Permit Required Pursuant to ZR 74-832
	ENCLOSED BICYCLE PARKING					
36-70, 36-71	Court Houses - UG 6D	None Required	-	-	-	
	Prisons - UG 8D	None Required	-	-	-	
	Retail - UG 6A	1 per 10,000 sf = 1	-	-	-	
	Community Facility	1 per 10,000 sf = 1	-	-	-	
	Total Enclosed	2 = (exempt 3 or less)	-	-	-	
	Enclosed Accessory Parking Area	1 per 10 cars 125 cars / 10 = 13 bicycles	None Provided	13	13	
	STREET TREES					
33-03	Required Trees	1 per 25' of Frontage				
26-41	Centre Street	688.17' / 25' = 28 trees	4	11	15	*28 Remaining required trees to be provided off-site or paid into fund pursuant to ZR Section 26-40
	Hogan Place	237.98' / 25' = 10 trees	0	5	5	
	Baxter Street	704.37' / 25' = 28 trees	4	14	18	
	Total	66 trees	8	30	38	

SUBMISSIONS	DATE
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NO.	DATE	REVISION

REGISTERED ARCHITECT JOSEPH J. ALIOTTA 16319 STATE OF NEW YORK

SEAL

KEY PLAN

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124-125 WHITE STREET

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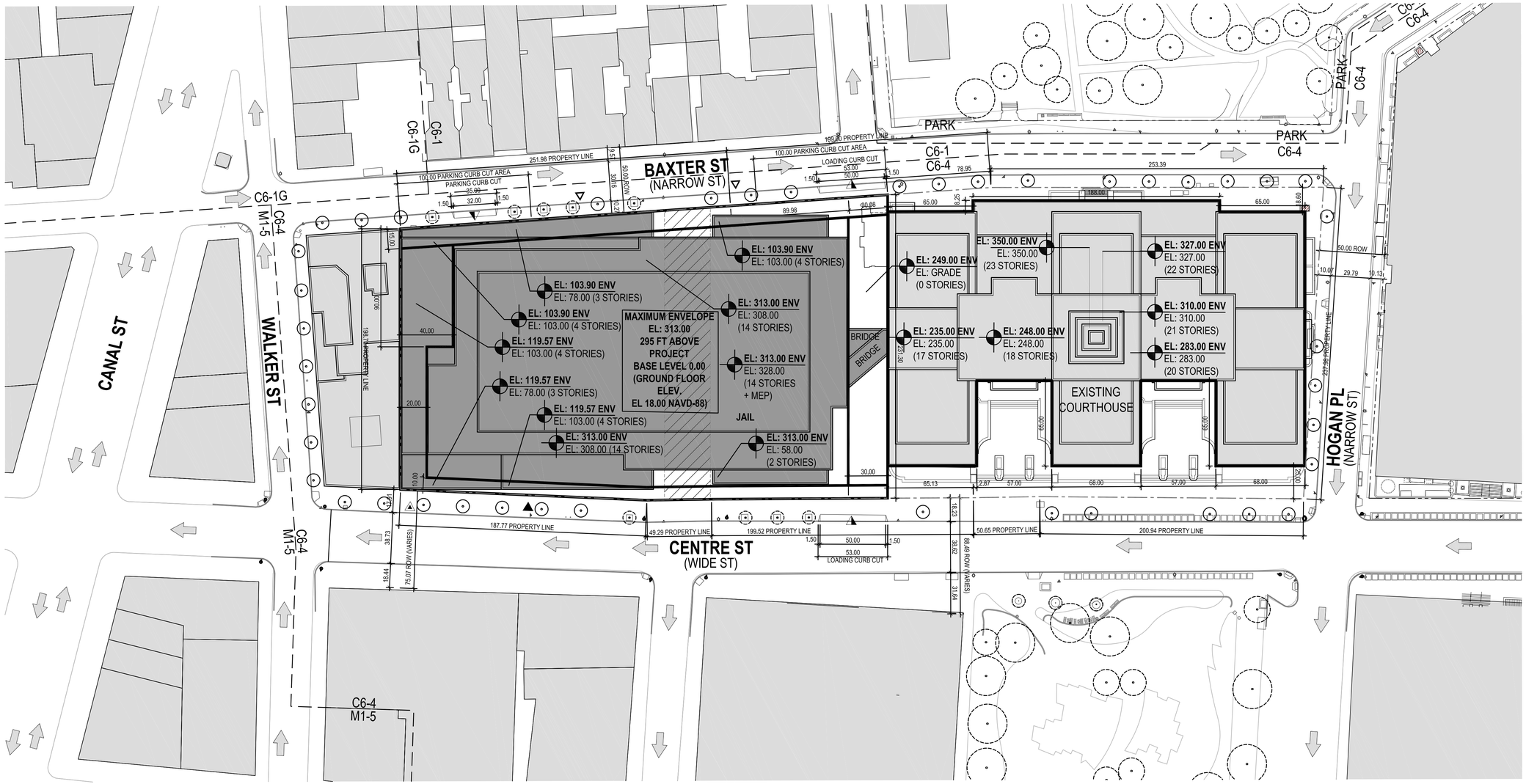
Z-020

3/20/19



LEGEND

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED ILLUSTRATIVE BUILDING
- ZONING LOT LINE (ZLL)
- MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT EXTENTS
- **MAXIMUM BUILDING ENVELOPE ELEVATION (ENV)** ILLUSTRATIVE BUILDING ELEVATION
- PROPOSED ILLUSTRATIVE BUILDING LINE

SITE PLAN

- PUBLIC ACCESS POINT. INCLUDES AN EXTERIOR SPACE WITH A DEPTH OF NO LESS THAN 10FT AND HEIGHT NO LESS THAN 20FT.
- VEHICULAR ACCESS POINT
- COMMUNITY FACILITY / RETAIL ACCESS POINT
- STAFF ACCESS POINT

- EXISTING POST
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- DIRECTION OF TRAFFIC
- EXISTING TREE TO REMAIN
- PROPOSED NEW TREE

REESTABLISHED WHITE STREET VOLUME.

GENERAL NOTES:

- APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES IS FOR ILLUSTRATIVE PURPOSES ONLY.
- BUILDING SHOWN WITHIN THE MAX BUILDING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND IS SUBJECT TO CHANGE.
- LANDSCAPE AND HARDSCAPE INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IT IS SUBJECT TO CHANGE
- ON ROOF OF THE JAIL BUILDING, TO HEIGHT OF EL 353.00 - PERMITTED AREA AND USES INCLUDE: ROOFTOP HORTICULTURE SPACE WITH SECURITY ENCLOSURE, PASSENGER AND SERVICE ELEVATOR STOPS, VESTIBULES AND LOBBIES, EGRESS STAIRS AND SUPPORT SPACES FOR 1,000SF FOR SUCH USES AS RESTROOMS, STORAGE, HOLDING CELLS, VESTIBULES AND LOBBIES.
- MAXIMUM BUILDING ENVELOPE SURROUNDING EXISTING BUILDING IS COINCIDENT WITH EXISTING BUILDING FACADE AND ROOF.

0' 10' 20' 40' 80' 160'

SUBMISSIONS	DATE
CPC ULURP APPLICATION	3/20/2019
CPC SUBMISSION	8/30/2019
CPC SUBMISSION FOR COUNCIL VOTE	10/11/2019

NO.	DATE	REVISION

REGISTERED ARCHITECT
JOSEPH J. ALIOTTA
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STATE OF NEW YORK

SEAL

KEY PLAN

PERKINS EASTMAN
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Owner:
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75-20 ASTORIA BOULEVARD, SUITE 160
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Traffic:
PHILIP HABIB & ASSOCIATES
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NEW YORK, NY, 10016 T. +1 212.929.5656

PROJECT TITLE:

124-125 WHITE STREET

BOROUGH: MANHATTAN
BLOCK: 167 & 198
LOT: 1 & 1
ULURP #: 190340 ZSM
MANHATTAN, NY 10013

PROJECT No: 73441.00

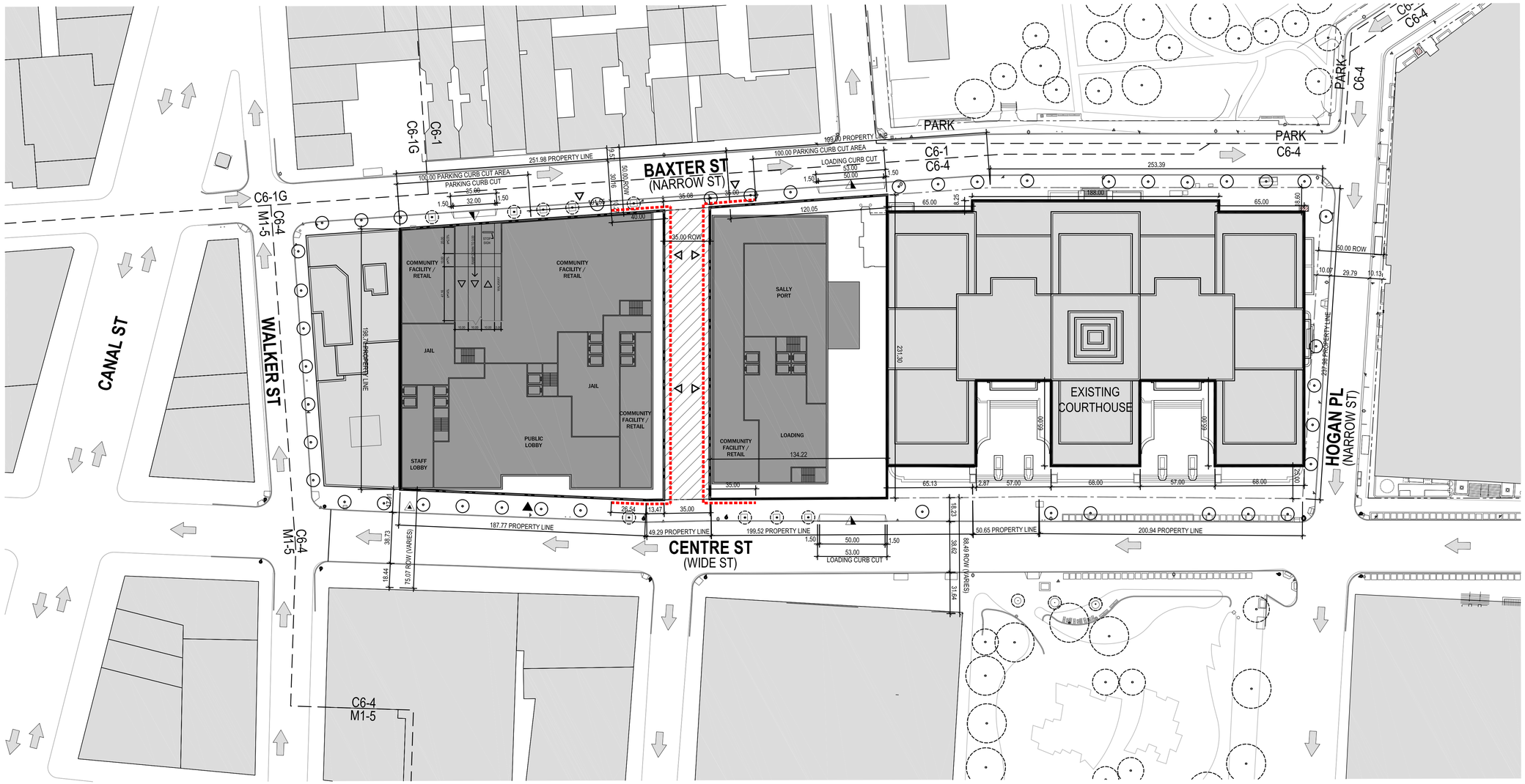
DRAWING TITLE:

ZONING LOT SITE PLAN

SCALE: 1"=20'

Z-030

3/20/19



LEGEND

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED ILLUSTRATIVE BUILDING
- ZONING LOT LINE (ZLL)
- MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT EXTENTS
- **MAXIMUM BUILDING ENVELOPE ELEVATION (ENV)** ILLUSTRATIVE BUILDING ELEVATION
- PROPOSED ILLUSTRATIVE BUILDING LINE

SITE PLAN

- PUBLIC ACCESS POINT. INCLUDES AN EXTERIOR SPACE WITH A DEPTH OF NO LESS THAN 10FT AND HEIGHT NO LESS THAN 20FT.
- VEHICULAR ACCESS POINT
- COMMUNITY FACILITY / RETAIL ACCESS POINT
- STAFF ACCESS POINT

- EXISTING POST
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- DIRECTION OF TRAFFIC
- EXISTING TREE TO REMAIN
- PROPOSED NEW TREE

- **REESTABLISHED WHITE STREET VOLUME.**
- **MANDATORY ACTIVE FRONTAGE. SEE NOTES**

GENERAL NOTES:

- APPLICANTS STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES IS FOR ILLUSTRATIVE PURPOSES ONLY.
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- MAXIMUM BUILDING ENVELOPE SURROUNDING EXISTING BUILDING IS COINCIDENT WITH EXISTING BUILDING FACADE AND ROOF.
- CURB-CUTS ON THE PUBLIC STREET MUST BE A MINIMUM OF AT LEAST 50FT FROM ANY INTERSECTING STREET LINE. VARIANT CURB-CUT LOCATIONS SHALL BE APPROVED BY NYC DEPARTMENT OF BUILDINGS, AS PER ZR 36-53
- PEDESTRIAN ROUTES TO AND FROM GARAGE POINTS SHALL BE PROVIDED AND BE CLEARLY POSTED. THESE ROUTES SHALL HAVE WARNING DEVICES PLACED AT ALL POTENTIAL PEDESTRIAN / VEHICULAR CONFLICT POINTS, STOP SIGNS AND VISUAL AND AUDIBLE WARNING DEVICES SHALL BE PLACED AT ALL VEHICULAR EGRESS POINTS (AT SIDEWALKS).
- ACCESS POINTS SHOWN WITH TRIANGULAR SYMBOLS MUST BE LOCATED ON THE SAME BUILDING STREET FRONTAGE AS SHOWN, BUT MAY BE LOCATED ANYWHERE ON SUCH FRONTAGE.
- ACCESS POINTS WITH EXCEPTION TO VEHICULAR MAY WRAP CORNERS OF FRONTAGES
- ACCESSIBILITY FOR THE DISABLED: GARAGES SHALL CONFORM TO LOCAL LAW 58 OF 1987 AND TO THE AMERICANS WITH DISABILITIES ACT OF 1991. INTERIOR DIVISIONS, USE AND OTHER DESIGNATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE
- COMMUNITY FACILITIES OR RETAIL USES IN UG 3, 4 &/OR 6A MUST OCCUPY THE AREA BEHIND ANY WALLS FACING MANDATORY ACTIVE FRONTAGES TO A DEPTH OF NO LESS THAN 20 FEET. THIS REQUIREMENT MUST BE MET FOR WALLS FACING NO LESS THAN 75% OF THE LENGTH OF EACH OF THE DESIGNATED FRONTAGES

0' 10' 20' 40' 80' 160'

SUBMISSIONS	DATE
CPC ULURP APPLICATION	3/20/2019
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NO.	DATE	REVISION

REGISTERED ARCHITECT
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Traffic:
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PROJECT TITLE:

124-125 WHITE STREET

BOROUGH: MANHATTAN
BLOCK: 167 & 198
LOT: 1 & 1
ULURP #: 190340 ZSM
MANHATTAN, NY 10013

PROJECT No: 73441.00

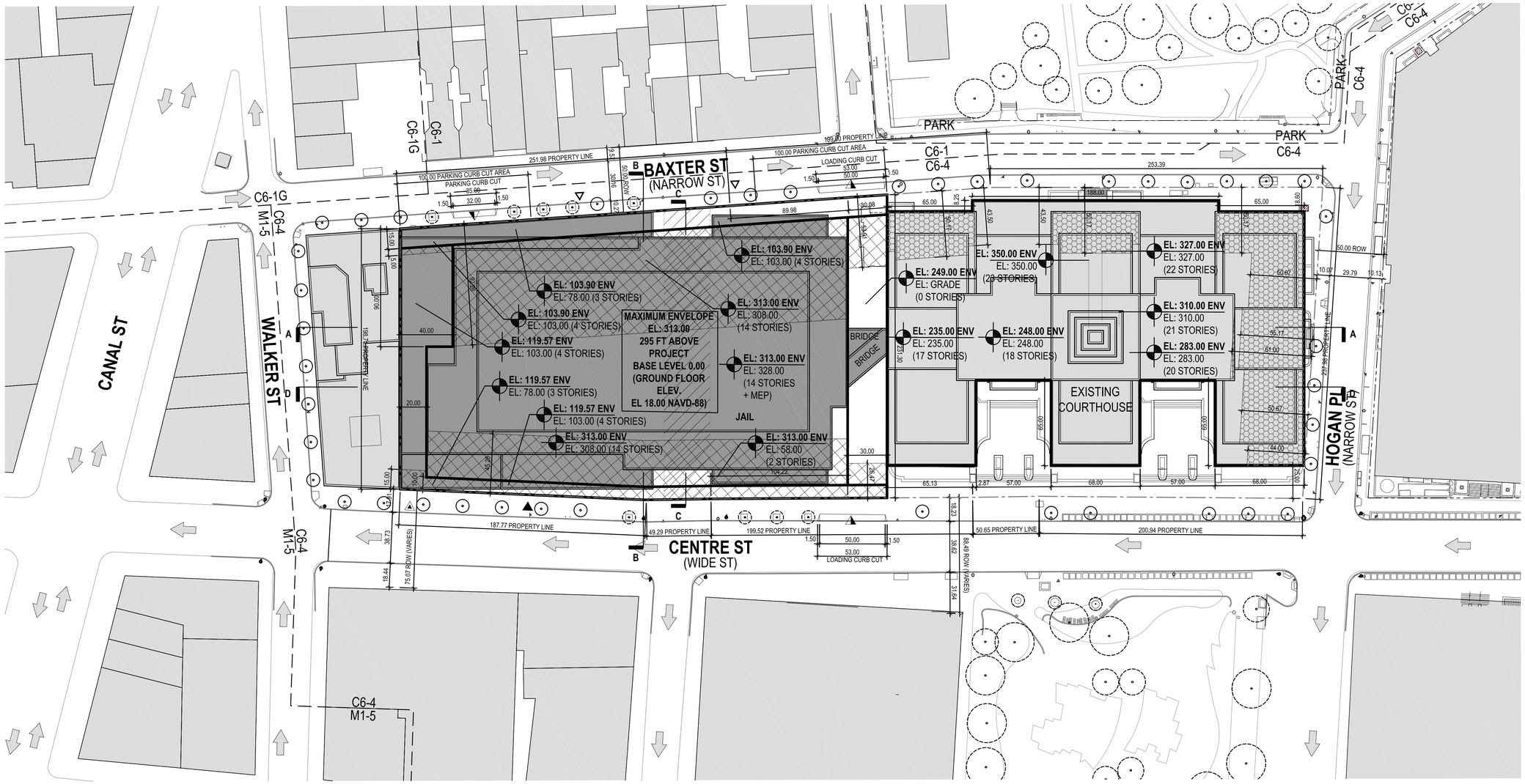
DRAWING TITLE:

GROUND FLOOR PLAN

SCALE: 1"=20'

Z-040

3/20/19



LEGEND

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED ILLUSTRATIVE BUILDING
- ZONING LOT LINE (ZLL)
- MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT EXTENTS
- **MAXIMUM BUILDING ENVELOPE ELEVATION (ENV)** / ILLUSTRATIVE BUILDING ELEVATION
- PROPOSED ILLUSTRATIVE BUILDING LINE

SITE PLAN

- PUBLIC ACCESS POINT. INCLUDES AN EXTERIOR SPACE WITH A DEPTH OF NO LESS THAN 10FT AND HEIGHT NO LESS THAN 20FT.
- VEHICULAR ACCESS POINT
- COMMUNITY FACILITY / RETAIL ACCESS POINT
- STAFF ACCESS POINT

- EXISTING POST
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- DIRECTION OF TRAFFIC
- EXISTING TREE TO REMAIN
- PROPOSED NEW TREE

- **HEIGHT AND SETBACK WAIVER. SPECIAL PERMIT REQUIRED PURSUANT TO SECTION 74-832**
- **EXISTING NON-COMPLIANCE**
- **REESTABLISHED WHITE STREET VOLUME.**

GENERAL NOTES:

- APPLICANTS STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES IS FOR ILLUSTRATIVE PURPOSES ONLY.
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Traffic:
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PROJECT TITLE:

124-125 WHITE STREET

BOROUGH: MANHATTAN
BLOCK: 167 & 198
LOT: 1 & 1
ULURP #: 190340 ZSM
MANHATTAN, NY 10013

PROJECT No: 73441.00

DRAWING TITLE:

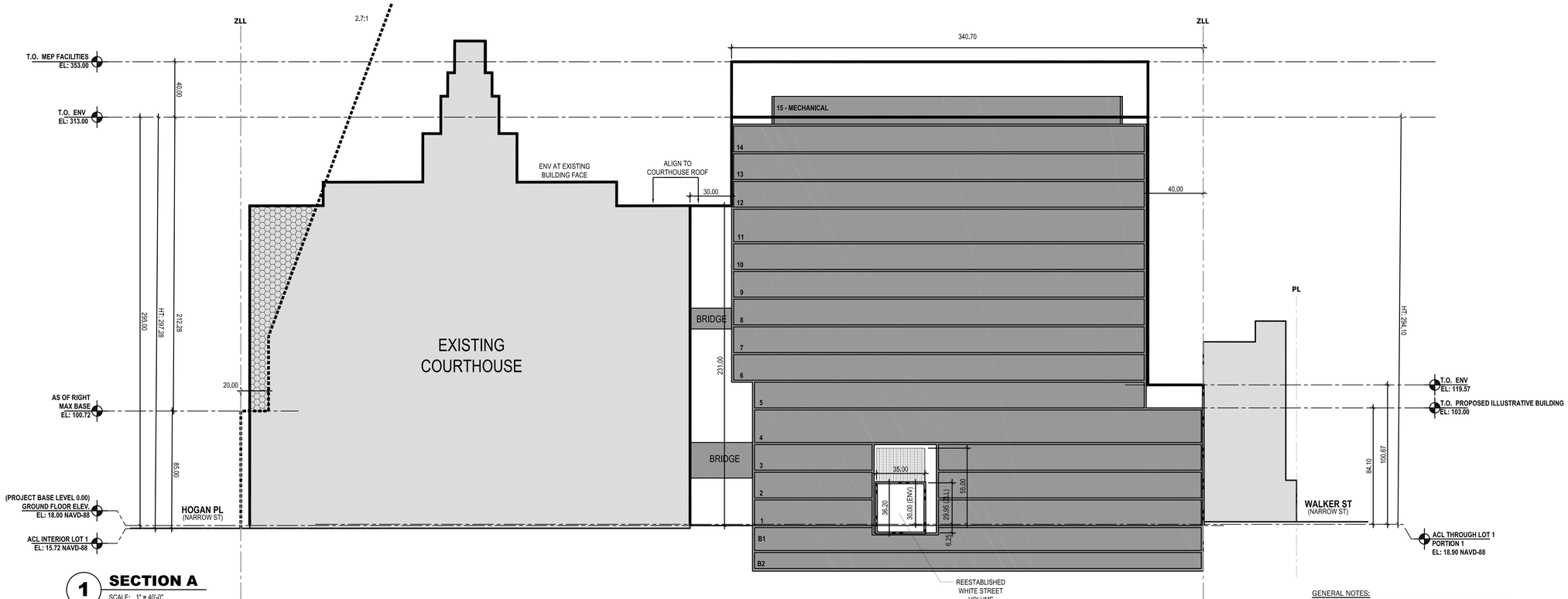
WAIVER PLAN - ROOF PLAN

SCALE: 1"=20'

Z-050

3/20/19

NOTE:
MEP FACILITIES ENVELOPE TO BE LIMITED TO MEP FACILITIES & ROOFTOP HORTICULTURE SPACE INCLUDING SECURITY ENCLOSURE, ELEVATORS, STAIRS, AND 1,000SF ENCLOSED SUPPORT SPACE



1 SECTION A

SCALE: 1" = 40'-0"

LEGEND

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED ILLUSTRATIVE BUILDING
- ZONING LOT LINE (ZLL)
- MAXIMUM BUILDING ENVELOPE
- AS OF RIGHT ZONING EXTENTS
- PROPOSED ILLUSTRATIVE BUILDING LINE
- **HEIGHT AND SETBACK WAIVER. SPECIAL PERMIT REQUIRED PURSUANT TO SECTION 74-832 OF ZR.**
- **EXISTING NON-COMPLIANCE**
- **THE HATCHED AREA SHALL BE CLEAR OF OBSTRUCTION WITH THE EXCEPTION OF ONE BUILDING MASS, NO MORE THAN 20FT WIDE (IN DIRECTION PARALLEL TO THIS SECTION), WHICH MAY EXTEND FROM THE BUILDING FACE NORTH OF WHITE STREET TO THE BUILDING FACE SOUTH OF WHITE STREET.**

GENERAL NOTES:

- APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES IS FOR ILLUSTRATIVE PURPOSES ONLY.
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Traffic:
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102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NY, 10016 T. +1 212.929.5656

PROJECT TITLE:

124-125 WHITE STREET

BOROUGH: MANHATTAN
BLOCK: 167 & 198
LOT: 1 & 1
ULURP #: 190340 ZSM
MANHATTAN, NY 10013

PROJECT No: 73441.00

DRAWING TITLE:

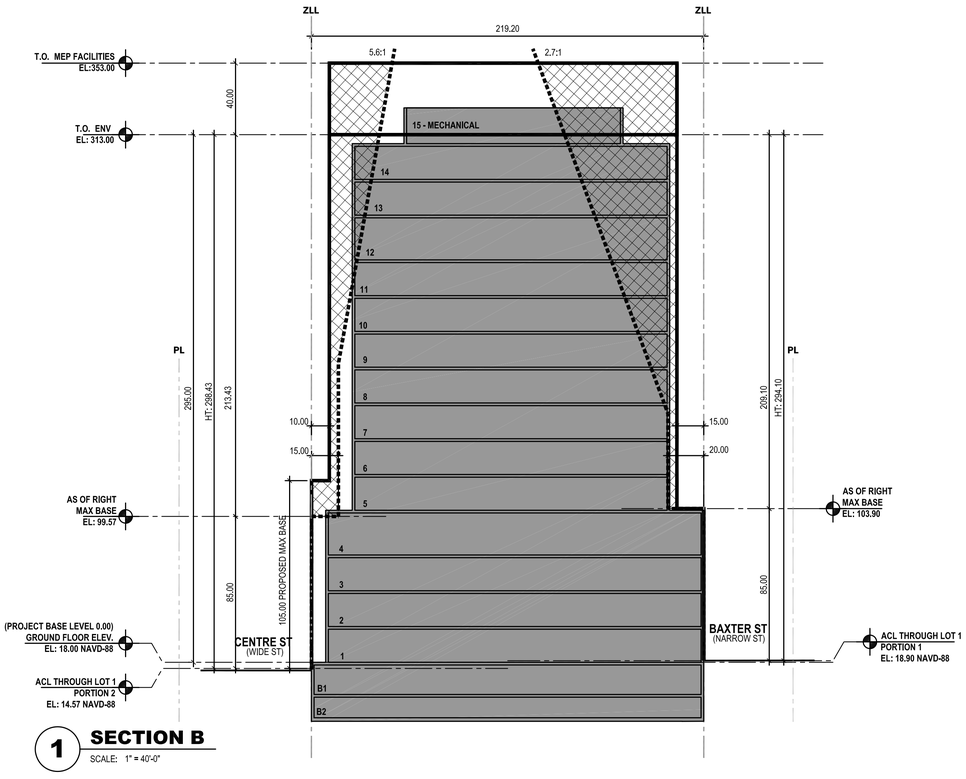
SECTION A

SCALE: 1"=40'

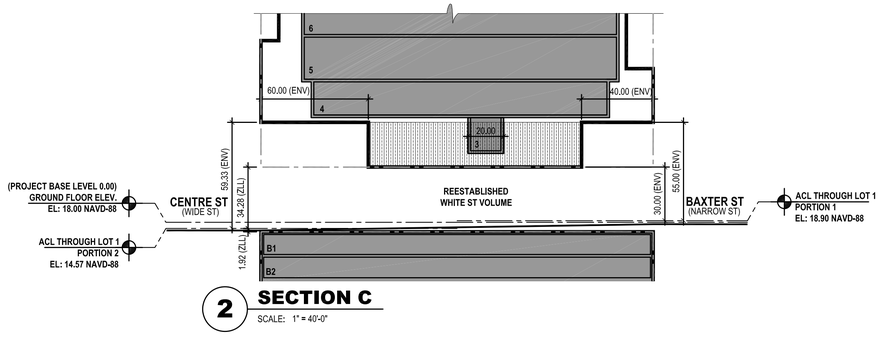
Z-060

3/20/19

NOTE:
MEP FACILITIES ENVELOPE TO BE LIMITED TO MEP FACILITIES & ROOFTOP HORTICULTURE SPACE INCLUDING SECURITY ENCLOSURE, ELEVATORS, STAIRS, AND 1,000SF ENCLOSED SUPPORT SPACE



1 SECTION B
SCALE: 1" = 40'-0"



2 SECTION C
SCALE: 1" = 40'-0"

LEGEND

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED ILLUSTRATIVE BUILDING
- ZONING LOT LINE (ZLL)
- MAXIMUM BUILDING ENVELOPE
- AS OF RIGHT ZONING EXTENTS
- PROPOSED ILLUSTRATIVE BUILDING LINE
- HEIGHT AND SETBACK WAIVER. SPECIAL PERMIT REQUIRED PURSUANT TO SECTION 74-832 OF ZR.
- THE HATCHED AREA SHALL BE CLEAR OF OBSTRUCTION WITH THE EXCEPTION OF ONE BUILDING MASS, NO MORE THAN 20FT WIDE (IN DIRECTION PARALLEL TO THIS SECTION), WHICH MAY EXTEND FROM THE BUILDING FACE NORTH OF WHITE STREET TO THE BUILDING FACE SOUTH OF WHITE STREET.

- ON ROOF OF THE JAIL BUILDING, TO HEIGHT OF EL 353.00 - PERMITTED AREA AND USES INCLUDE: ROOFTOP HORTICULTURE SPACE WITH SECURITY ENCLOSURE, PASSENGER AND SERVICE ELEVATOR STOPS, VESTIBULES AND LOBBIES, EGRESS STAIRS AND SUPPORT SPACES FOR 1,000SF FOR SUCH USES AS RESTROOMS, STORAGE, HOLDING CELLS, VESTIBULES AND LOBBIES.
- MAXIMUM PERMITTED ENVELOPE SURROUNDING EXISTING BUILDING IS COINCIDENT WITH EXISTING BUILDING FACADE AND ROOF.

0' 10' 20' 40' 80' 160'

SUBMISSIONS	DATE
CPC ULURP APPLICATION	3/20/2019
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SEAL

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102 MADISON AVENUE, 11TH FLOOR
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PROJECT TITLE:

124-125 WHITE STREET

BOROUGH: MANHATTAN
BLOCK: 167 & 198
LOT: 1 & 1
ULURP #: 190340 ZSM
MANHATTAN, NY 10013

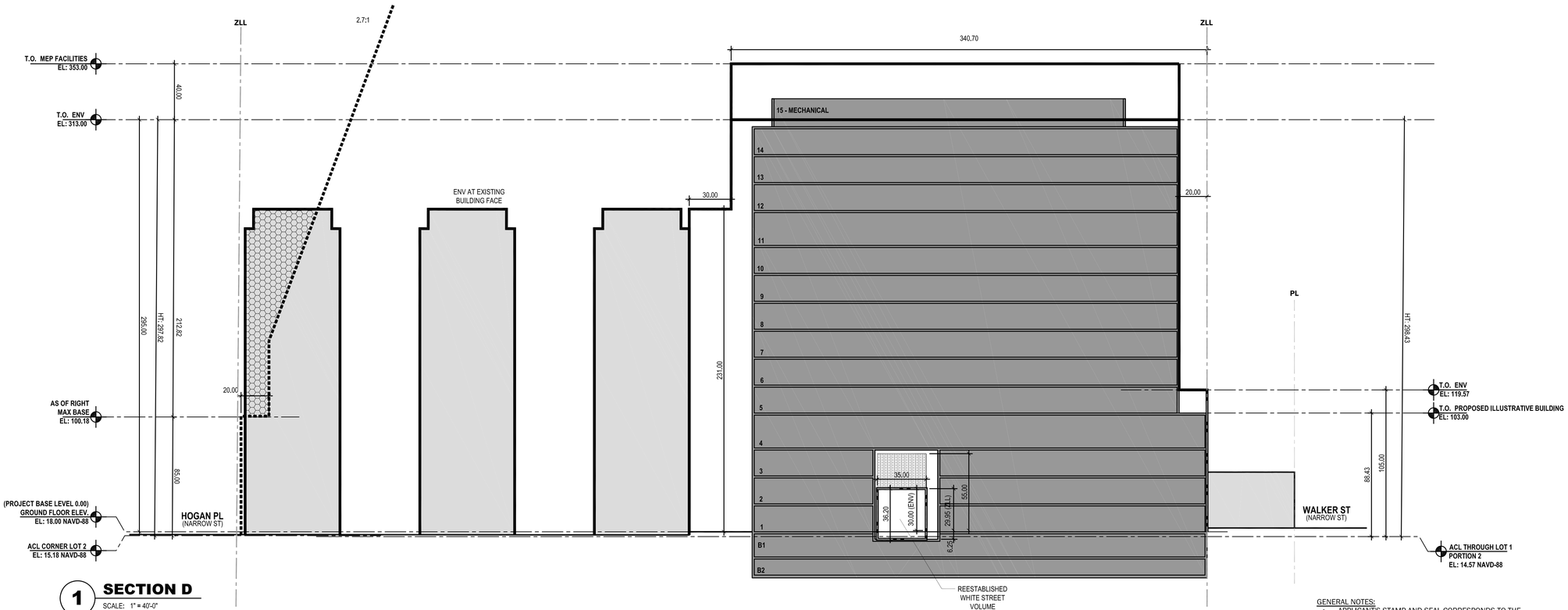
PROJECT No: 73441.00

DRAWING TITLE:
SECTIONS

SCALE: 1"=40'

Z-061

3/20/19



1 SECTION D

SCALE: 1" = 40'-0"

LEGEND

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED ILLUSTRATIVE BUILDING
- ZONING LOT LINE (ZLL)
- MAXIMUM BUILDING ENVELOPE
- AS OF RIGHT ZONING EXTENTS
- PROPOSED ILLUSTRATIVE BUILDING LINE

- **HEIGHT AND SETBACK WAIVER. SPECIAL PERMIT REQUIRED PURSUANT TO SECTION 74-832 OF ZR.**
- **EXISTING NON-COMPLIANCE**
- **THE HATCHED AREA SHALL BE CLEAR OF OBSTRUCTION WITH THE EXCEPTION OF ONE BUILDING MASS, NO MORE THAN 20FT WIDE (IN DIRECTION PARALLEL TO THIS SECTION), WHICH MAY EXTEND FROM THE BUILDING FACE NORTH OF WHITE STREET TO THE BUILDING FACE SOUTH OF WHITE STREET.**

GENERAL NOTES:

- APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES IS FOR ILLUSTRATIVE PURPOSES ONLY.
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0' 10' 20' 40' 80' 160'

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PROJECT TITLE:

124-125 WHITE STREET

BOROUGH: MANHATTAN
BLOCK: 167 & 198
LOT: 1 & 1
ULURP #: 190340 ZSM
MANHATTAN, NY 10013

PROJECT No: 73441.00

DRAWING TITLE:

SECTION D

SCALE: 1"=40'

Z-062

3/20/19