745 E 141st STREET

BRONX, 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	TOPOGRAPHIC SURVEY
V-102.00	TOPOGRAPHIC SURVEY
Z-020	ZONING ANALYSIS
Z-030	ZONING LOT SITE PLAN
Z-040	GROUND FLOOR PLAN
Z-050	WAIVER PLAN - ROOF PLAN
Z-060	SECTIONS
D-020	ILLUSTRATIVE HPD ZONING ANALYSIS
D-021	ILLUSTRATIVE HPD ZONING ANALYSIS
D-030	ILLUSTRATIVE HPD PLANS
D-060	ILLUSTRATIVE HPD SECTIONS
N-010	NEIGHBORHOOD CHARACTER DRAWINGS 1
N-020	NEIGHBORHOOD CHARACTER DRAWINGS 2



SUBMISSIONS

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
T. +1 212 353 7200
F. +1 212 353 7676

Owner:
NYC DEPARTMENT OF CORRECTIONS
75-20 ASTORIA BOULEVARD, SUITE 160
EAST ELMHURST, NY, 11370 T.+1 718.546.0806
Traffic:
PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NY, 10016 T. +1 212.929.5656

PROJECT TITLE:

745 E 141 STREET

BOROUGH: BRONX
BLOCK: 2574
LOT: 1
ULURP #: 190335 ZSX
BRONX, NY 10454

PROJECT No: 73441.00

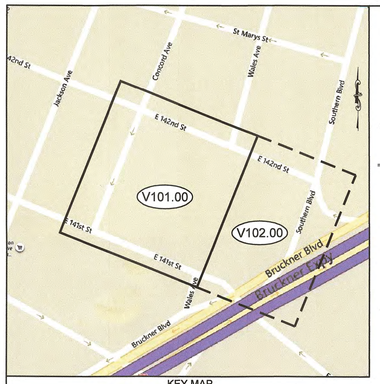
DRAWING TITLE:

COVER SHEET & DRAWING LIST

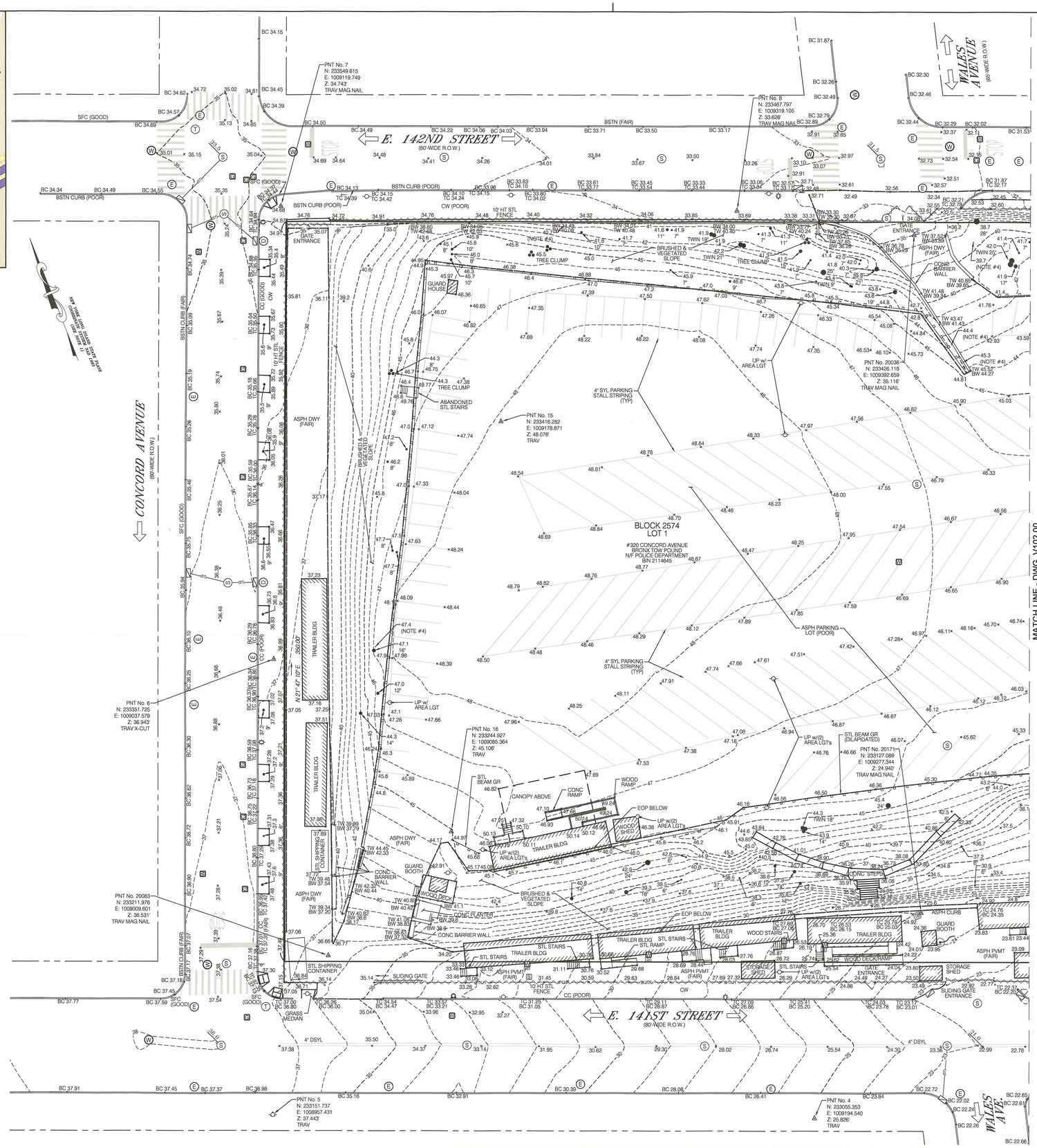
SCALE:

G-001

3/20/19



KEY MAP
SCALE: 1"=200'
BING IMAGE



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

FEATURE ABBREVIATIONS

ASPH	ASPHALT	MAS	MASONRY
BC	BOTTOM OF CURB	MISC.	MISCELLANEOUS
BIN	BUILDING IDENTIFICATION NUMBER	OH	OVERHEAD
BLDG	BUILDING	PVMT	PAVEMENT
BLK	BLOCK	REF	REFERENCE
BOT	BOTTOM	R.O.W.	RIGHT-OF-WAY
BRK	BRICK		
BSTN	BLUESTONE	SFC	STEEL-FACED CURB
BW	BOTTOM OF WALL	STL	STEEL
CC	CONCRETE CURB	STN	STONE
CONC	CONCRETE	SWL	SOLID WHITE LINE
		SYL	SOLID YELLOW LINE
DSYL	DOUBLE SOLID YELLOW LINE		
DWG	DRAWING	TC	TOP OF CURB
DWY	DRIVEWAY	(TM)	TAX MAP
		TRAV	TRAVERSE
EOP	EDGE OF PAVEMENT	TYP	TYPICAL
GR	GUIDE RAIL	UP	UTILITY POLE
GRT	GRATE		
HT	HEIGHT		
LGT	LIGHT		

LINETYPE LEGEND

- GUIDE RAIL
- VERTICAL CURB
- DEPRESSED OR FLUSH CURB
- EDGE OF PAVEMENT
- FENCE
- 8' HIGH CHAIN LINK FENCE (8' CLF)
- BARBED AND/OR RAZOR WIRE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- 45 MAJOR GRADING CONTOUR LINE
- 44 MINOR GRADING CONTOUR LINE

SITE SYMBOL LEGEND

- (MH) - UNKNOWN MANHOLE
- (D) - STORM DRAIN MANHOLE
- (E) - ELECTRIC MANHOLE
- (S) - SEWER MANHOLE
- (W)(W) - WATER MANHOLE
- (T) - TELEPHONE MANHOLE
- (G) - GAS VALVE
- (W) - WATER VALVE
- (V) - UNKNOWN VALVE
- (S) - SEWER CLEAN OUT VALVE
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- (TB) - PUBLIC TELEPHONE
- - CATCH BASIN
- - STORM INLET
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- - GUY WIRE ANCHORAGE
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- - STREET LIGHT W/ SIGNAL
- - TREE (W/ DBH)
- - TWIN TREES
- - VEGETATED CLUMP
- - MONITORING WELL
- - SIGN (DUAL & SINGLE)
- - FLAGPOLE
- - BOLLARD
- - TRAFFIC INDICATOR
- 322.8 - LEGAL GRADE

NOTES

1. VERTICAL DATUM - NAVD 1988 AND HORIZONTAL DATUM - NY LONG ISLAND STATE PLANE COORDINATE SYSTEM 1983 ; BASED ON TWO -2 HOUR STATIC GPS OBSERVATIONS BY MATRIX NEW WORLD ON 04/02/2018 AND 04/03/208, WITH REFERENCE TO NATIONAL GEODETIC SURVEY MONUMENTS: CORS STATION "NJI2, NYBP, NYBR, NJTP, LAMT".
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4. TREE SIZED LESS THAN 6 INCHES IN DIAMETER.

REFERENCES

1. BOUNDARY INFORMATION SHOWN HEREON IS DETERMINED FROM:
   A. A BRONX BOROUGH MONUMENT MAP ENTITLED "RECORD MAP, SECTION 2", AMENDED AND CORRECTED TO AUGUST 13TH ,1951.
   B. A BRONX BOROUGH GRADE MAP ENTITLED "SECTION 2", AMENDED AND CORRECTED TO DECEMBER 19TH ,1947.
2. LEGAL GRADE INFORMATION SHOWN HEREON PER MAP REFERENCE No. 1B ABOVE.

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	REVISIONS			
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1	MISC. CORRECTIONS; ADD DWGS. V103.00 & V104.00	07/02/18	DHD	RSM
0	INITIAL SURVEY ISSUANCE	05/22/18	DHD	RSM

MATRIXNEWORLD
Engineering Progress
Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C.
26 Columbia Turnpike
Florham Park, New Jersey 07932
Tel: 973-240-1800
Fax: 973-240-1818
WBE / DBE / SBE
www.matrixnewworld.com
STATE OF NEW YORK CERTIFICATE OF AUTHORIZATION No. 17-082661

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

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

SEAL
R. STEPHEN MONCRIEF, JR., P.L.S.
NEW YORK PROFESSIONAL LAND SURVEYOR LIC. No. 049819
STATE OF NEW YORK
R. STEPHEN MONCRIEF
LICENSED LAND SURVEYOR
DATE: 07/02/2018

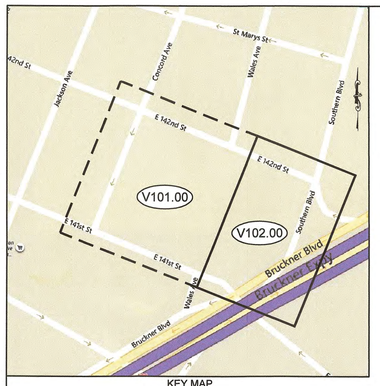
BLOCK 2574
LOT 1

PROJECT TITLE
MASTER PLAN FOR A BOROUGH BASED NYC JAIL SYSTEM
320 CONCORD AVENUE
BOROUGH OF BRONX, COUNTY OF BRONX, CITY AND STATE OF NEW YORK

DRAWING TITLE
TOPOGRAPHIC SURVEY

DESIGNED BY	DRAWN BY	CHECKED BY
M. BENOSMANE	C. FAHEY / J. BADILLO	R. S. MONCRIEF

B-SCAN	SCALE	DRAWING NO.	CONTRACT NO.
	1"=20'	V101.00	73440.00
	DATE 06/28/2018		SHEET No. 1 OF 4 SHEETS



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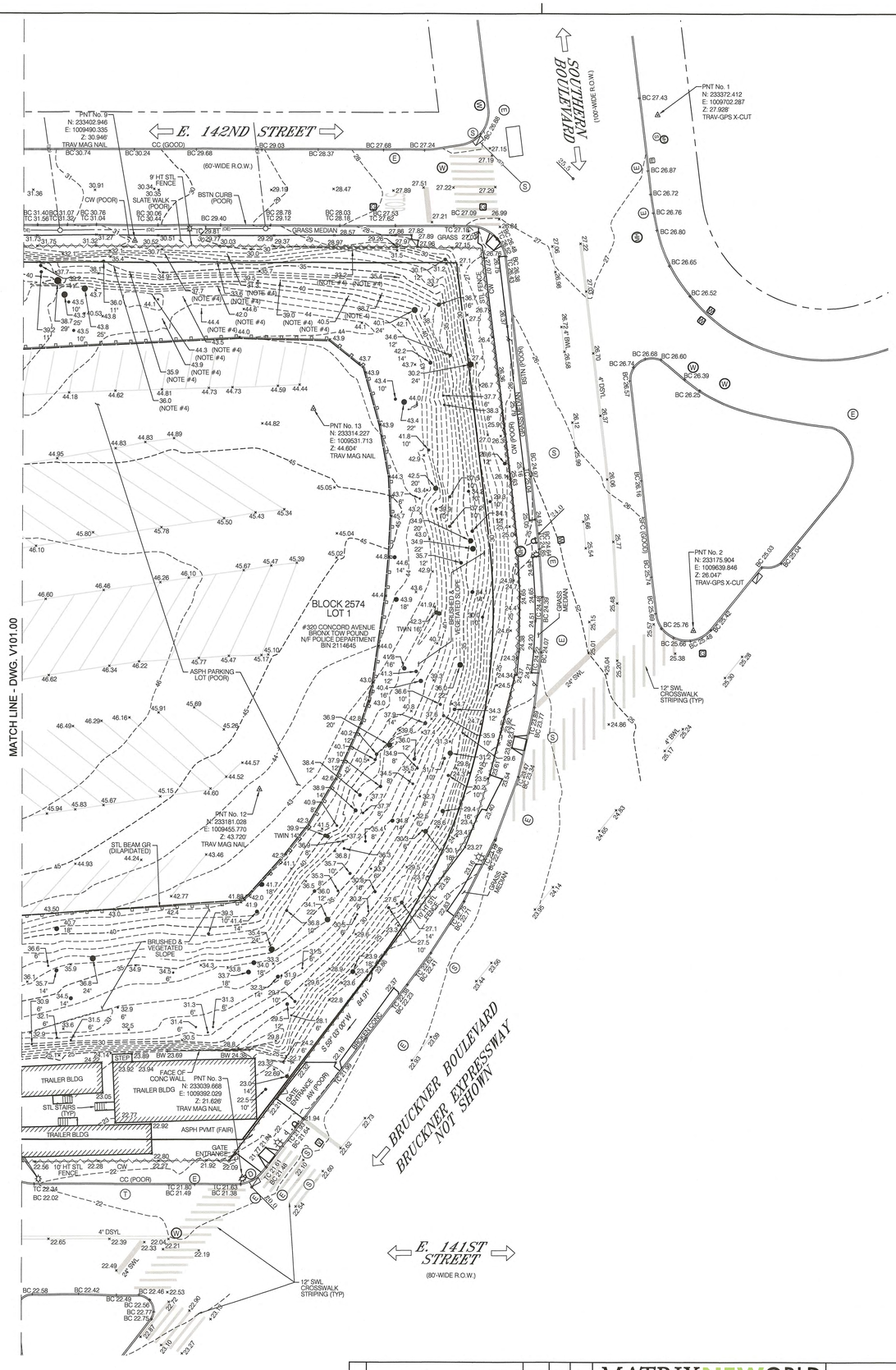

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- SIGN (DUAL & SINGLE)
- FLAGPOLE
- BOLLARD
- TRAFFIC INDICATOR
- 20.16 - LEGAL GRADE

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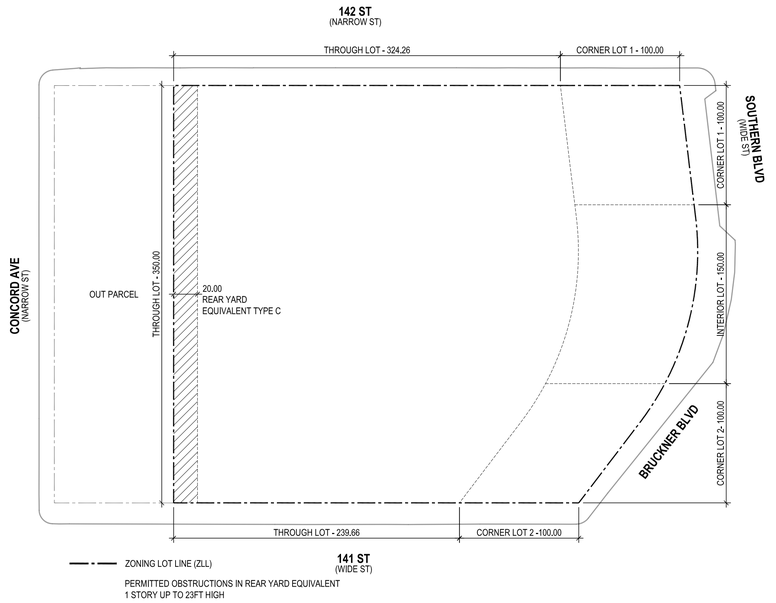
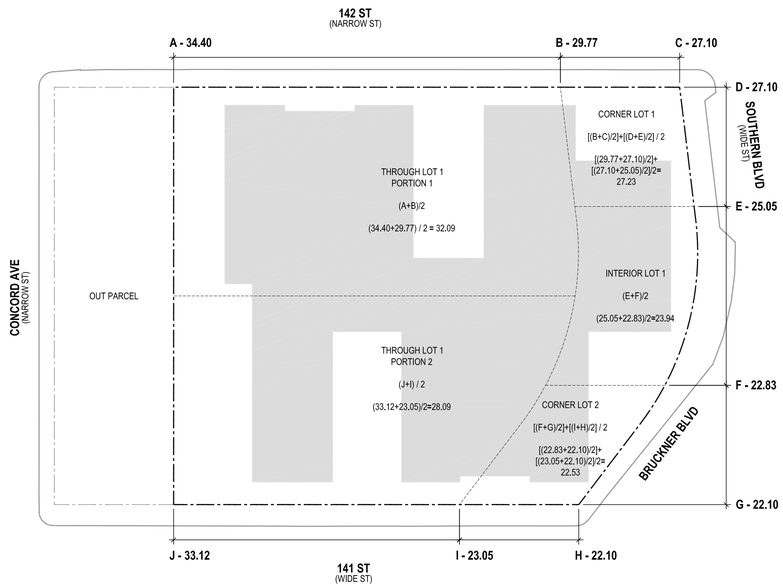
	DATE 06/28/2018		SHEET No. 2 OF 4 SHEETS



1 YARD DIAGRAM

SCALE: 1" = 60'



2 AVERAGE CURB ELEVATION

SCALE: 1" = 60'

BOROUGH-BASED JAILS - BRONX

ZONING CHART	
Borough	Bronx
Block/ Lot	2574 / p/o Lot 1
Address	745 East 141 Street
Lot Area	145,635
Zoning Map No.	6c
Zoning District	M1-3
Community District	1

PROPOSED PROGRAM (ABOVE GROUND GSF)	
Number of Beds	886 Beds
Jail Housing	525,000
Jail Support	350,800
Courthouse	10,000
Community Facility	27,000
Retail	13,000
TOTAL GSF	925,800
Parking Accessory	575 Spaces

ZR Reference	Item / Description	Required / Permitted	Proposed	Comments
	USE			
	USE GROUP			
42-10	Use Groups	UG 4-13, 16, 17	6A Retail, 8D Prisons, 6D Courthouse, UG6A Retail, UG3 & UG4 Community Facility	Special Permit Required Pursuant to ZR 74-832
	BULK			
	FLOOR AREA RATIO			
43-10	Manufacturing	5.00	0.00	
	Commercial	5.00	5.22	Special Permit Required Pursuant to ZR 74-832
	Community Facility	6.50	0.19	
	Total all Uses if CF	6.50	5.40	
	Total all Uses w/o CF	5.00	5.22	Special Permit Required Pursuant to ZR 74-832
	FLOOR AREA			
43-10	Manufacturing	728,175	0	
	Retail* Jail** Courthouse		13,000 737,150 10,000	
	Total Commercial	728,175	760,150	Special Permit Required Pursuant to ZR 74-832
	Community Facility*	946,628	27,000	
	Total all Uses if CF	946,628	787,150	
	Total all Uses w/o CF	728,175	760,150	Special Permit Required Pursuant to ZR 74-832

*The floor area up to a total of 40,000sf 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			
43-20	Rear - Corner	None Required		
43-20	Rear Yard Equivalent - Through Lot	Type A = 40ft Type B = 20ft + 20ft Type C = 20ft	Type C - 20' Rear Yard Equivalent along side lot line	
43-28	Rear - Interior Lot	20'		
	HEIGHT & SETBACK			
43-40	Max Streetwall	142nd Street = 85'	105.00'	Special Permit Required Pursuant to ZR 74-832
		Southern Blvd and Bruckner Blvd = 85'	203.47' (+ 40' Mechanical)	Special Permit Required Pursuant to ZR 74-832
		141st Street = 85'	105.00'	Special Permit Required Pursuant to ZR 74-832
43-43	Setback at Max Base	142nd Street = 20'	15'	Special Permit Required Pursuant to ZR 74-832
		Southern Blvd and Bruckner Blvd = 15'	0'	Special Permit Required Pursuant to ZR 74-832
		141st Street = 15'	10'	Special Permit Required Pursuant to ZR 74-832
43-43	Max Building Envelope Height	142nd Street = N/A	198.77' (+ 40' Mechanical)	Special Permit Required Pursuant to ZR 74-832
		Southern Blvd and Bruckner Blvd = N/A	203.47' (+ 40' Mechanical)	Special Permit Required Pursuant to ZR 74-832
		141st Street = N/A	203.47' (+ 40' Mechanical)	Special Permit Required Pursuant to ZR 74-832
43-43	Sky Exposure Plane	142nd Street = 2.7 / 1	Penetrates Sky Exposure Plane	Special Permit Required Pursuant to ZR 74-832
		Southern Blvd and Bruckner Blvd = 5.6 / 1	Penetrates Sky Exposure Plane	Special Permit Required Pursuant to ZR 74-832
		141st Street = 5.6 / 1	Penetrates Sky Exposure Plane	Special Permit Required Pursuant to ZR 74-832
	PARKING			
44-20	Prisons PRC-H	1 / 10 beds = 89	89	
	Court Houses PRC-C	1 / 600 sf = 17	17	
	Community Facility - UG 3,4*	Varies	Varies	
	Retail - UG 6A*	Varies	Varies	
44-12	Permitted Parking	150	575	Special Permit Required Pursuant to ZR 74-832

*The floor area up to a total of 40,000sf 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

	LOADING			
44-50	Prisons PRC-H	10,000 sf - Non Required Next 290,000 sf - 1 Required Each Additional 300,000 sf or fraction thereof. - 1 Required 737,150 sf = 3 Berths Required	2 Berths	Special Permit Required Pursuant to ZR 74-832
	Court Houses PRC-C	100,000 sf - None Required Next 200,000 sf - 1 Required Each Additional 300,000 sf or fraction thereof. - 1 Required 10,000 sf = 0 Berths Required	0 Berths	
	ENCLOSED BICYCLE PARKING			
36-70, 36-71	Prisons - UG 8D	None Required	-	
	Court Houses - UG 6D	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 575 cars = 58 bicycles	58 bicycle spaces	
	STREET TREES			
33-03 26-41	Required Trees	142nd St = 424.25' / 25 = 17 trees	14 trees	6 Remaining required trees to be provided off-site or paid into fund pursuant to ZR Section 26-40
		Southern Blvd and Bruckner Blvd = 378.85' / 25 = 16 trees	15 trees	
		141st St = 339.66' / 25 = 14 trees	12 trees	
		Total = 47 trees	41 trees	

3 ZONING CHART

SCALE:

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

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SEAL

KEY PLAN

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Traffic:
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PROJECT TITLE:

745 E 141 STREET

BOROUGH: BRONX
BLOCK: 2574
LOT: 1
ULURP #: 190335 ZSX
BRONX, NY 10454

PROJECT No: 73441.00

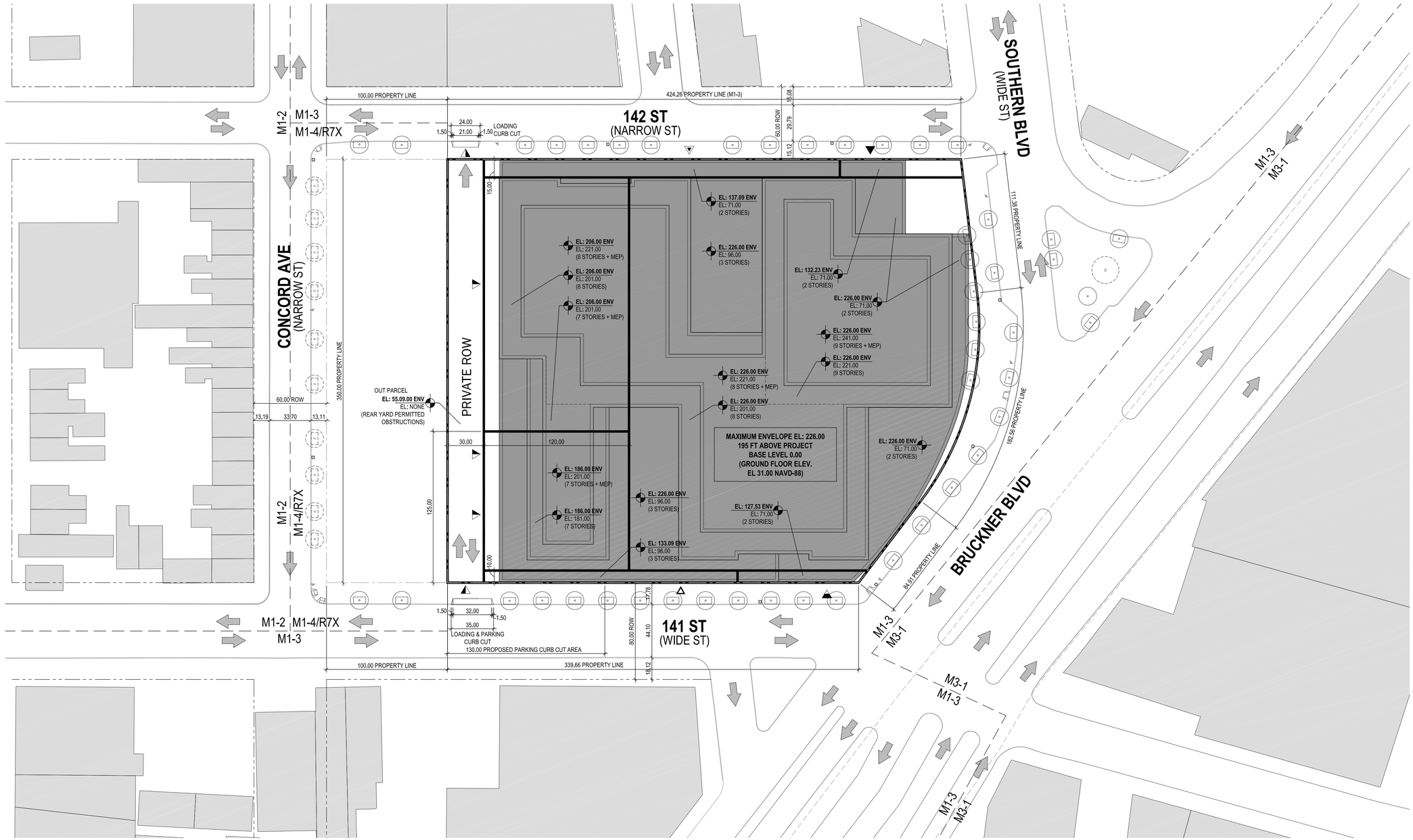
DRAWING TITLE:

ZONING ANALYSIS

SCALE:

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
- **EXTENT OF ILLUSTRATIVE BUILDING MECHANICAL PENTHOUSE**

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
- **COURT ACCESS POINT**

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

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 266.00 - 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.

N

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

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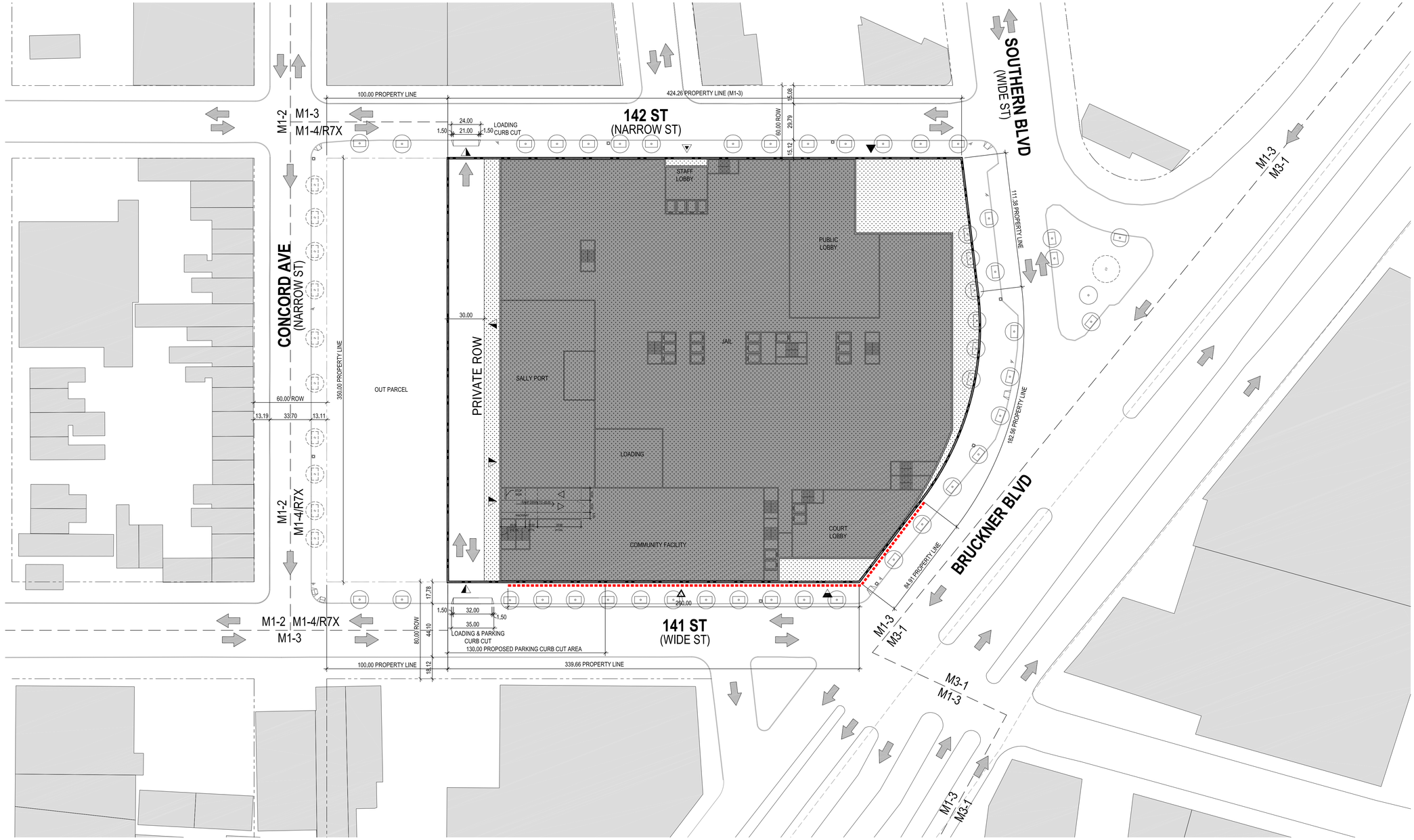
DRAWING TITLE:

ZONING LOT SITE PLAN

SCALE:

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
- **COURT ACCESS POINT**

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

- **MANDATORY ACTIVE FRONTAGE. SEE NOTES**
- **AREA UNDER USE WAIVER FOR USE GROUPS 3 AND 4. PURSUANT TO SECTION 74-832 OF ZR**

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 266.00 - 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.
- 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, 6D COURTHOUSE 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 30 FEET. THIS REQUIREMENT MUST BE MET FOR WALLS FACING NO LESS THAN 75% OF THE LENGTH OF EACH OF THE DESIGNATED FRONTAGES

N

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

SUBMISSIONS

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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KEY PLAN

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75-20 ASTORIA BOULEVARD, SUITE 160
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Traffic:
PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NY, 10016 T. +1 212.929.5656

PROJECT TITLE:

745 E 141 STREET

BOROUGH: BRONX
BLOCK: 2574
LOT: 1
ULURP #: 190335 ZSX

BRONX, NY 10454

PROJECT No: 73441.00

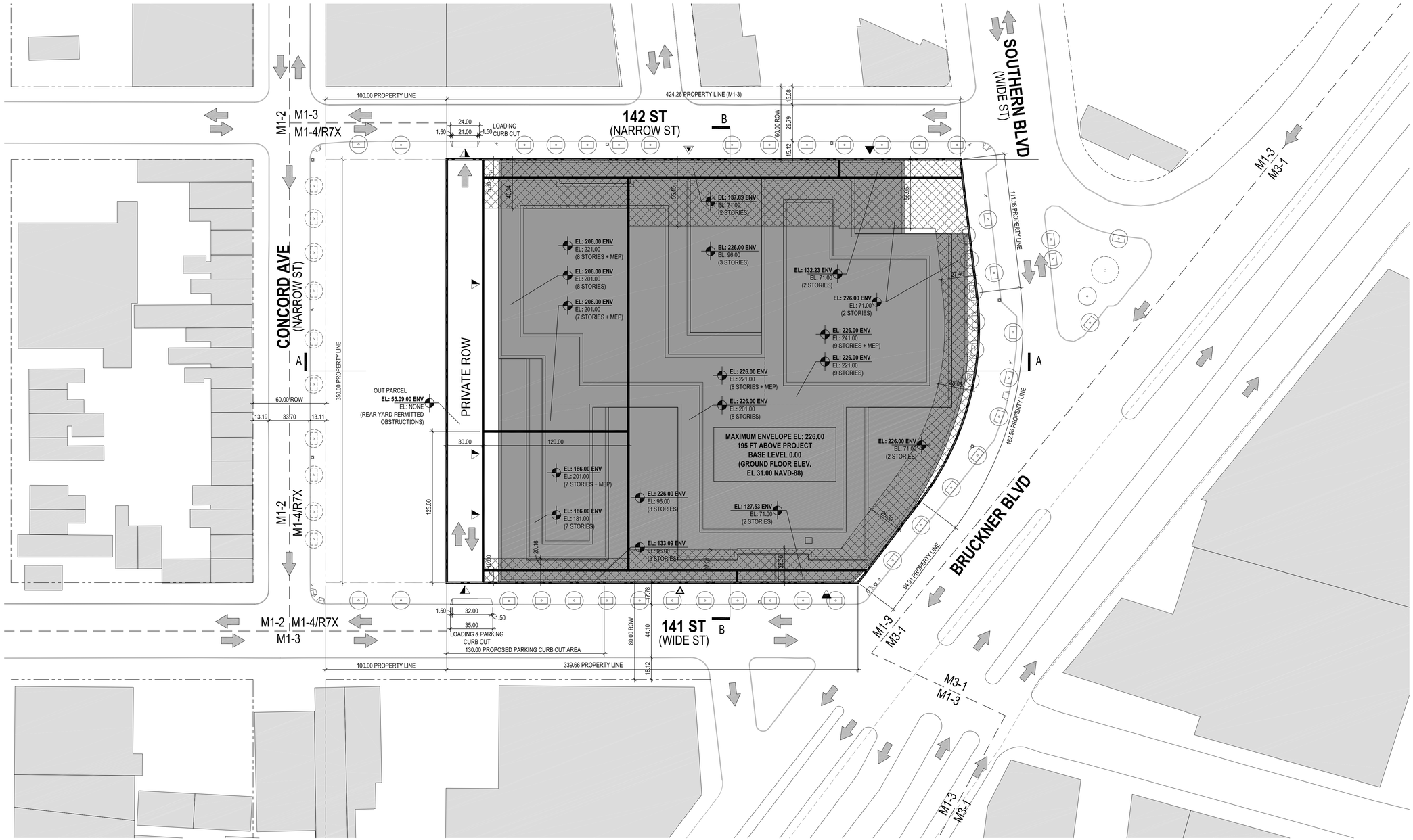
DRAWING TITLE:

GROUND FLOOR PLAN

SCALE:

Z-040

3/20/19



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- 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
- EXTENT OF ILLUSTRATIVE BUILDING MECHANICAL PENTHOUSE

SITE PLAN

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- VEHICULAR ACCESS POINT
- COMMUNITY FACILITY / RETAIL ACCESS POINT
- STAFF ACCESS POINT
- **COURT ACCESS POINT**

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

ZONING WAIVER

HEIGHT AND SETBACK WAIVER. SPECIAL PERMIT REQUIRED PURSUANT TO SECTION 74-832

GENERAL NOTES:

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PROJECT TITLE:

745 E 141 STREET

BOROUGH: BRONX
BLOCK: 2574
LOT: 1
ULURP #: 190335 ZSX
BRONX, NY 10454

PROJECT No: 73441.00

DRAWING TITLE:

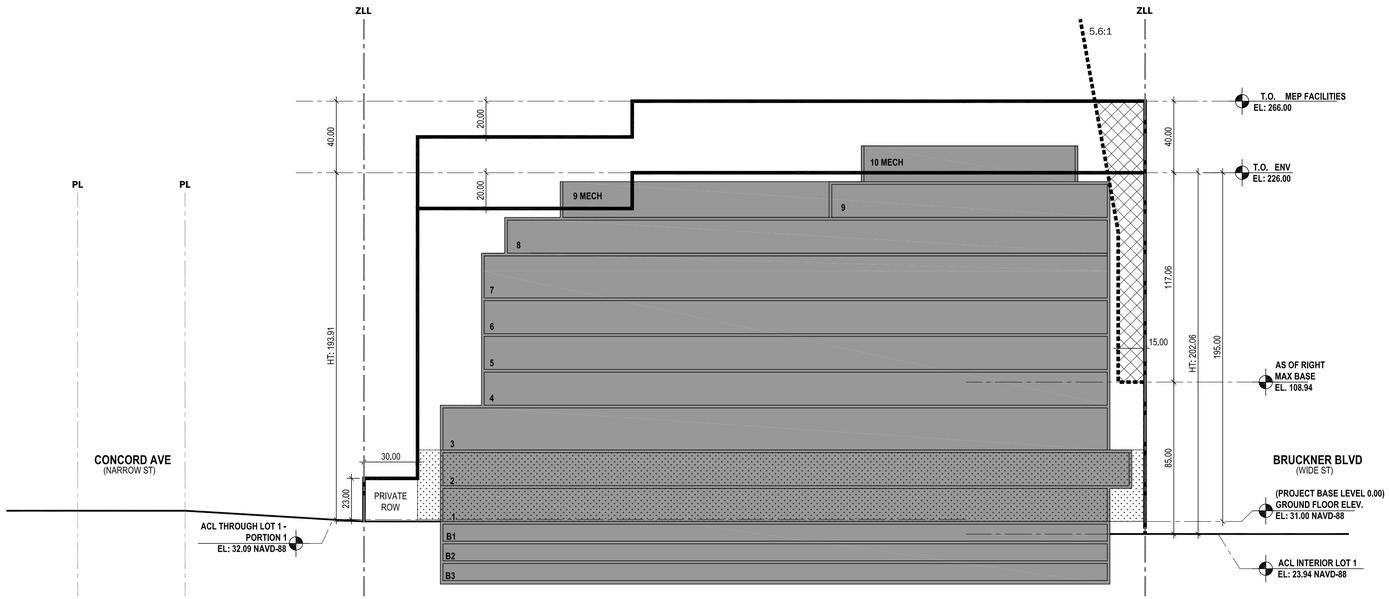
WAIVER PLAN - ROOF PLAN

SCALE:

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



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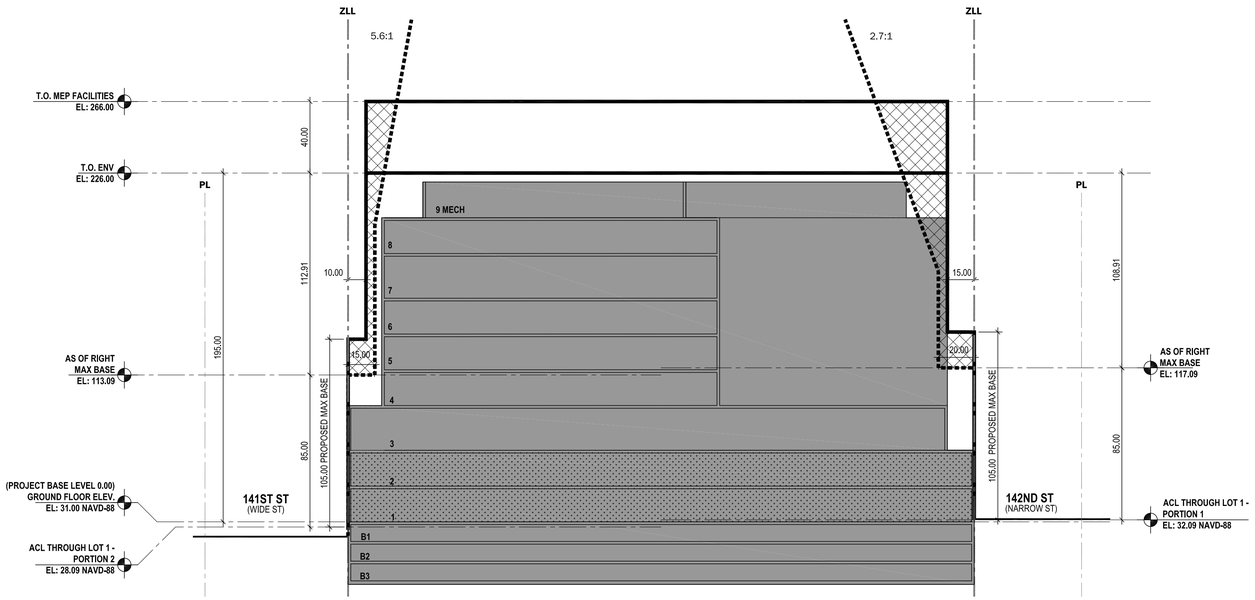

2 SECTION B-B
SCALE: 1" = 40'-0"

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.**
- **AREA UNDER USE WAIVER FOR USE GROUPS 3 AND 4. PURSUANT TO SECTION 74-832 OF ZR**

GENERAL NOTES:

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NEW YORK, NY, 10016 T. +1 212.929.5656

PROJECT TITLE:

745 E 141 STREET

BOROUGH: BRONX
BLOCK: 2574
LOT: 1
ULURP #: 190335 ZSX
BRONX, NY 10454

PROJECT No: 73441.00

DRAWING TITLE:
SECTIONS

SCALE:
Z-060

3/20/19

20-Mar-19

HPD SITE DISPOSITION — BRONX - 320 CONCORD AVENUE
M1-4 / R7X / MIH

SITE DATA

Address	320 Concord Ave
Borough	BRONX
Tax Block / Lot	2574 / 2
Community District	1
Existing Zoning District	M1-3
Proposed Zoning District	M1-4 / R7X / MIH
Zoning Map	6c
Lot Area	35,000 SF
Lot Types	Corner and Interior Lot portions
Narrow Streets	Concord Avenue, E 142 Street
Wide Streets	E 141 Street

PROPOSED PROGRAM

Residential	179,000
Community Facility	15,500
Retail	15,500
TOTAL FA	210,000
Dwelling Units	235 Units
Parking	None

ZR Reference	Item / Description	Required / Permitted	Proposed	Comments	
			Proposed New	Compliance	Notes
	USE GROUP				
22-10, 42-10	Use Groups	UG 1-14, 16, 17	UG 2 Residential UG 3 Community Fac UG 6A Retail	Complies Complies Complies	
	FLOOR AREA RATIO				
23-154(d)(2)(iii)	Residential	6.00	5.11	Complies	
23-10	Community Facility	5.00	0.44	Complies	
43-10	Commercial	2.00	0.44	Complies	
	Manufacturing	2.00	0.00	Complies	
	Total All Uses	6.00	6.00	Complies	
	FLOOR AREA				
43-10	Residential	210,000	179,000	Complies	
43-10	Community Facility*	175,000	15,500	Complies	
	Commercial*	70,000	15,500	Complies	
	Manufacturing	70,000	0	Complies	
	Total All Uses	210,000	210,000	Complies	
	*The floor area up to a total of 31,000sf for the project, may be occupied by any permitted Community Facility and/or Retail use				
	LOT COVER				
23-154	Residential	70% Interior, 100% Corner	70% Interior, 85% Corner	Complies	
	DENSITY				
23-22	Max Density = Permitted R ZFA / 680	179,000 / 761 = 235 Dwelling Units 100% Income Restricted	235 Dwelling Units 235 Income Restricted	Complies	
	YARDS				
23-44(b)(5)(ii) & 43-???	Permitted Obstructions in Rear Yards	1 Story up to 23' for non resid or parking		Complies	
23-541, 43-20	Side Yard	None Required but min 8' if provided		Complies	
23-541, 43-20	Corner	None Required		Complies	
23-47, 43-28	Interior Lot	30' Rear Yard		Complies	
	HEIGHT & SETBACK				
23-654, 23-664 Table 1	Min / Max Streetwall	Min 60' / Max 105'	60'	Complies	
23-662(c)(1), 23-662(c)(2)	Setback at Max Base	10' Wide, 15' Narrow	10' Wide, 15' Narrow	Complies	
23-662(c)(1), 23-662(c)(2)	Setback Reduction	Reduce 1' for every 1' setback at grade up to maximum 8'		Complies	
23-664 Table 1	Max Bldg Height	145'	105'	Complies	
23-664 Table 1	Max No Stories	14 Stories	10 Stories	Complies	
	STREETWALL LOCATION				
	Where bounded by more than 1 street, requirements apply along 1 street only	Three Streets , applies along 1 streetline	60'	Complies	
	Location of Streetwall	70% streetwall within 8' of streetline	10' Wide, 15' Narrow	Complies	
	PARKING				
25-251, 36-33	Income Restricted Dwelling Units	100% Affordable = None Required	None Provided	Complies	
36-21	Commercial	None Required in M1-4 District	None Provided	Complies	
	Total Parking	Total Required = None	None Provided	Complies	
	Curb Cuts				
25-63, 36-53	Location	Not less than 50' from intersection.			
		8' from side lot line			
25-631, 36-532	Curb Cut size	Maximum 22' wide including splays	-	Complies	
	Off-Street Loading				
25-70	Residential	None Required	-	Complies	
36-62	Community Facility	By Use	-	Complies	
36-62	Commercial	None Required first 25,0000 sf	-	Complies	
	Enclosed Bicycle Parking Spaces				
25-80, 36-71	Residential	1 per 2 units = 235 / 2 = 118	118 bicycle spaces	Complies	
25-80, 36-71	Community Facility	1 per 10,000 sf = 1 spaces	2 bicycle spaces	Complies	
36-71	Commercial	1 per 10,000 sf = 1 space	2 bicycle spaces	Complies	
36-71	Accessory Parking	Bike Parking provided per above, or 1 per 10 accessory off street parking provided in group parking facility, whichever is greater.	122 bicycle spaces	Complies	
26-40, 33-03	**TREE PLANTING**				
26-41, 26-42	Required Planting Strips and Trees	Planting strips along entire curb and 1 tree per every 25 feet of frontage 550 / 25' per tree = 22 trees required	3' wide planting strips along entire curb, and 22 trees provided subject to DPR determination of feasability, or contribution to tree fund.	Complies	

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PROJECT TITLE:

745 E 141 STREET

BOROUGH: BRONX
BLOCK: 2574
LOT: 1
ULURP #: 190335 ZSX
BRONX, NY 10454

PROJECT No: 73441.00

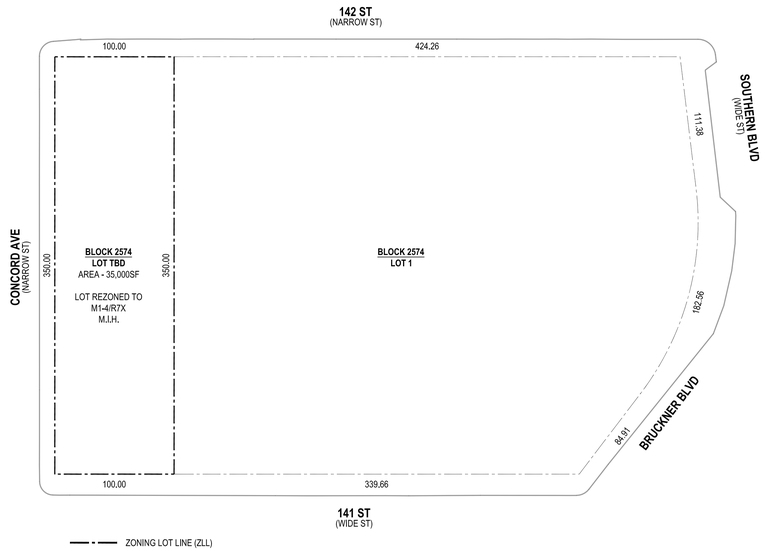
DRAWING TITLE:

ILLUSTRATIVE HPD ZONING ANALYSIS

SCALE:

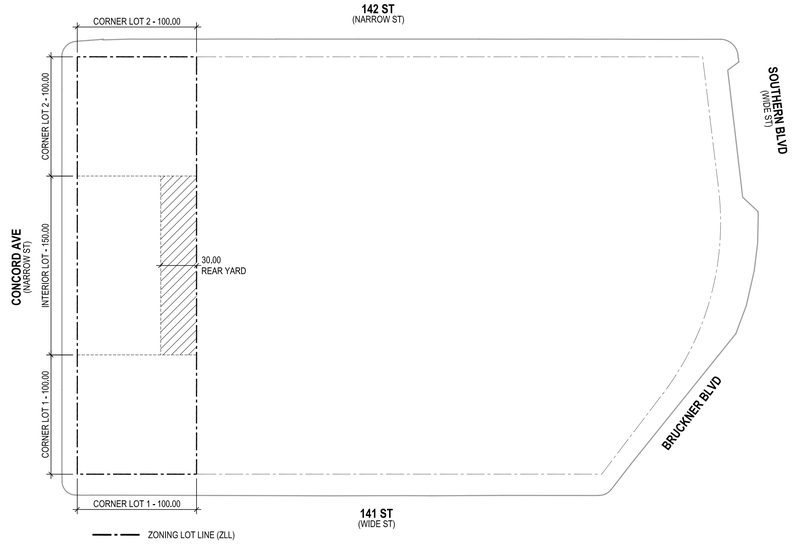
D-020

3/20/19



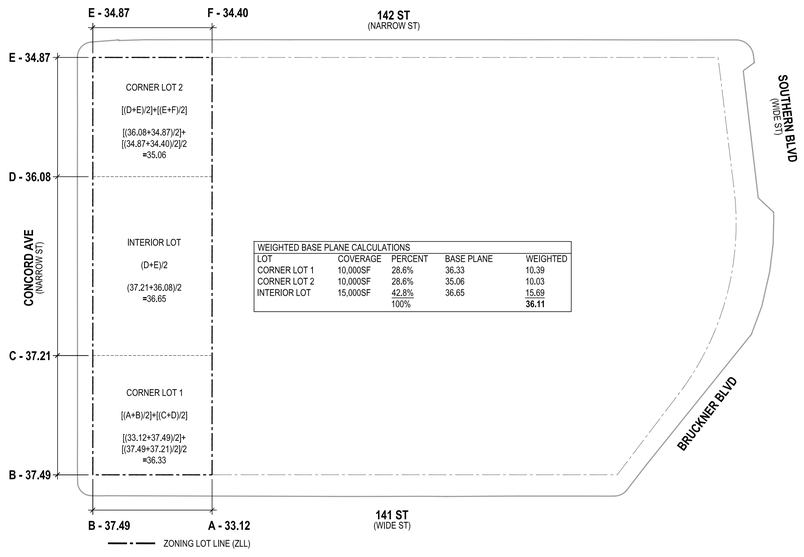
1 LOT DIAGRAM

SCALE: 1" = 60'



2 YARD DIAGRAM

SCALE: 1" = 60'

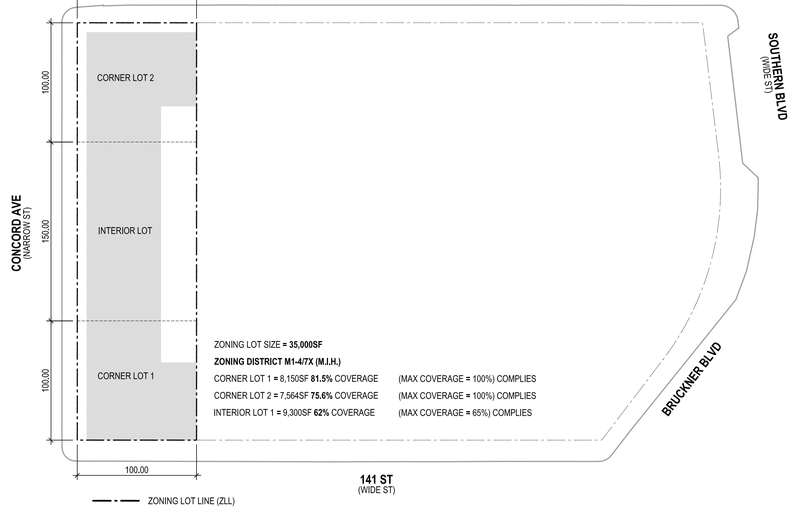


WEIGHTED BASE PLANE CALCULATIONS

LOT	COVERAGE	PERCENT	BASE PLANE	WEIGHTED
CORNER LOT 1	10,000SF	28.6%	36.33	10.39
CORNER LOT 2	10,000SF	28.6%	35.06	10.03
INTERIOR LOT	15,000SF	42.8%	36.65	15.69
		100%		**36.11**

4 BASE PLANE DIAGRAM

SCALE: 1" = 60'



3 LOT COVERAGE DIAGRAM - RESIDENTIAL

SCALE: 1" = 60'

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SCALE:

D-021

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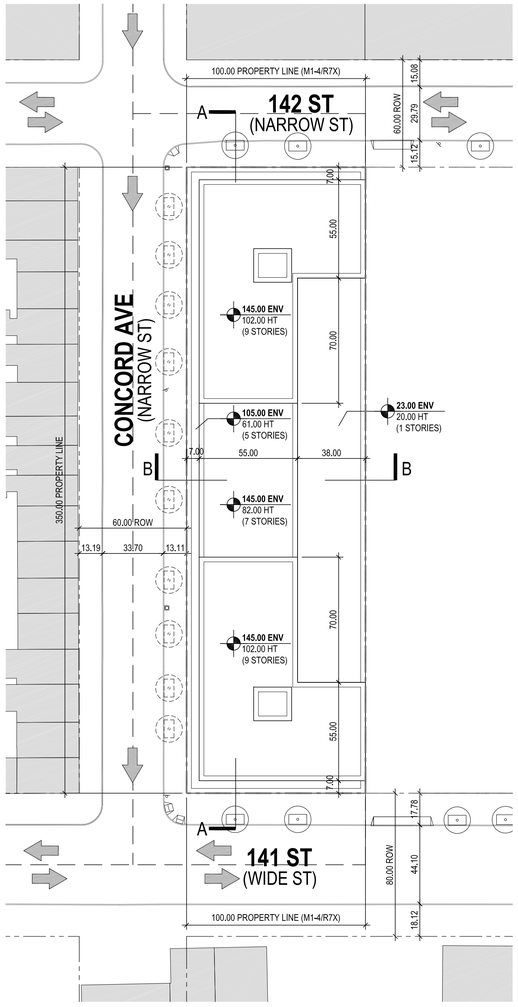
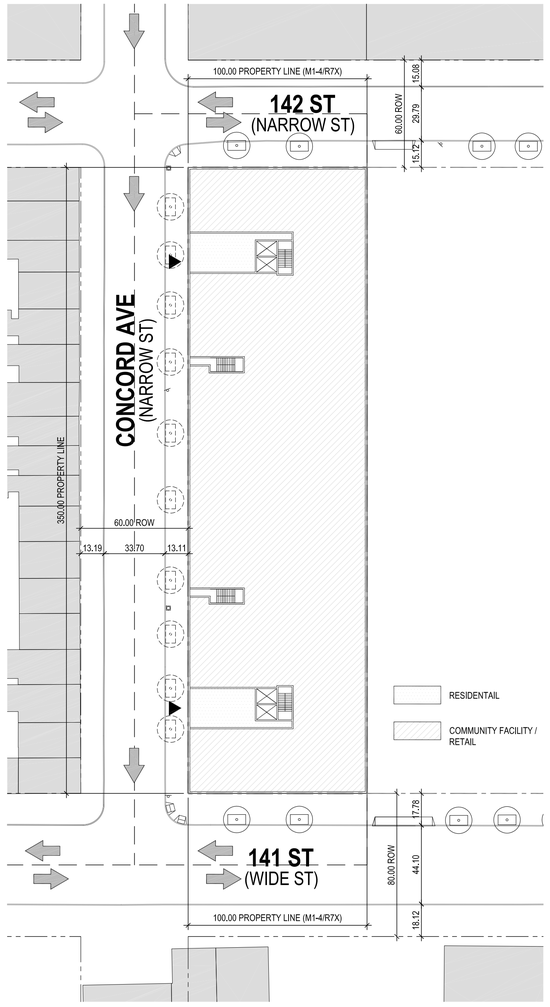


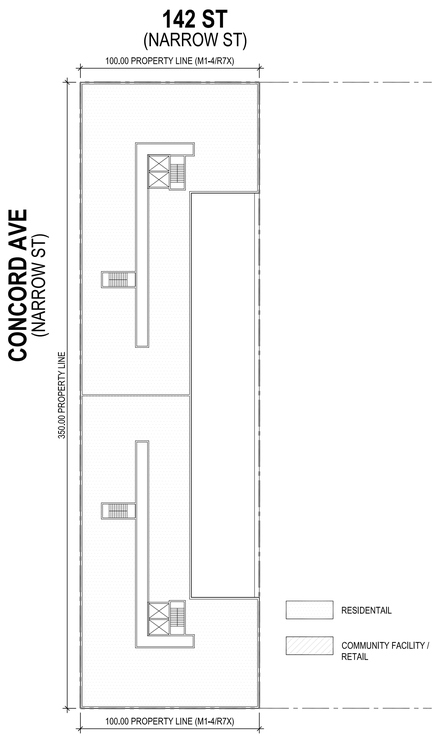
1 SITE PLAN

SCALE: 1" = 40'-0"



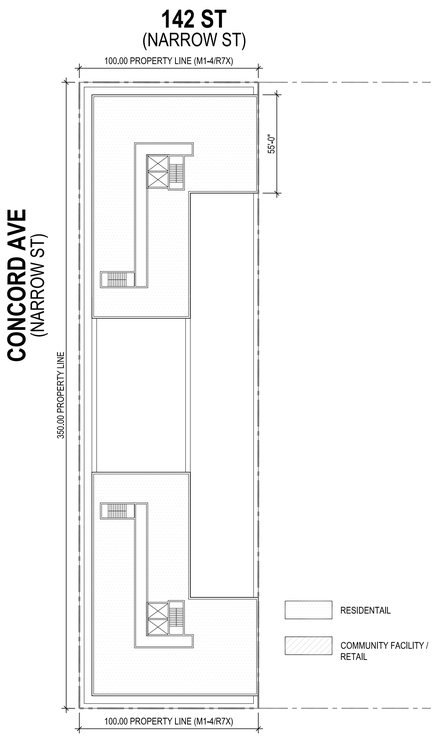
2 GROUND FLOOR PLAN

SCALE: 1" = 40'-0"



3 TYPICAL FLOOR PLAN

SCALE: 1" = 40'-0"



4 TYPICAL UPPER FLOOR PLAN

SCALE: 1" = 40'-0"

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DRAWING TITLE:

ILLUSTRATIVE HPD PLANS

SCALE:

D-030

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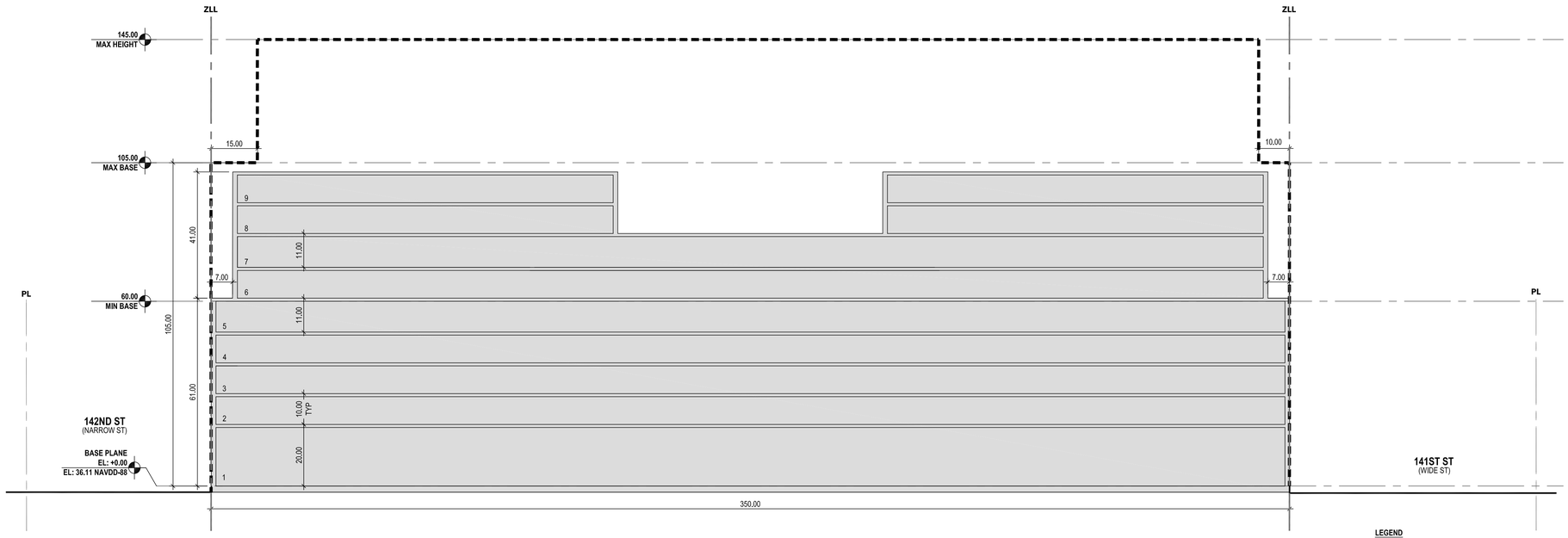
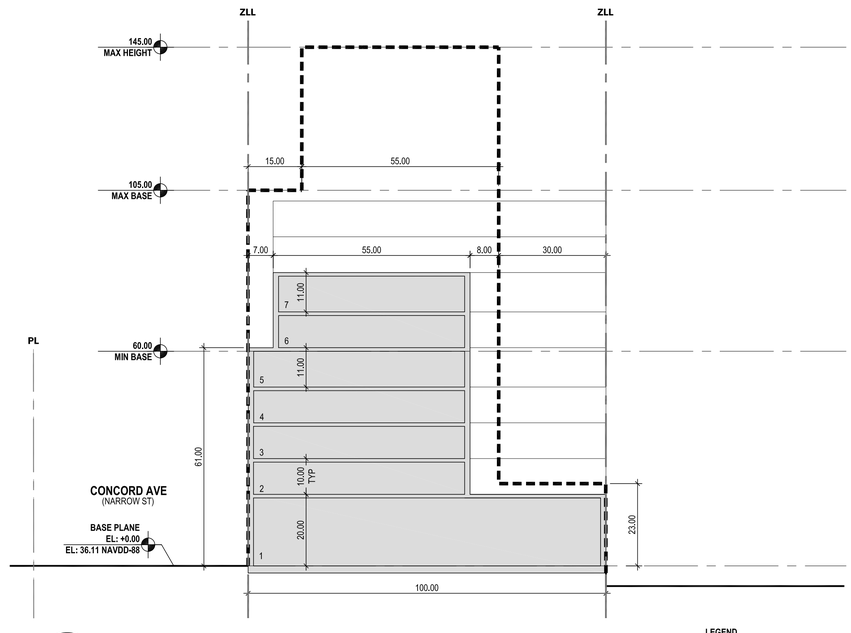


1 SECTION A-A

SCALE: 1" = 40'-0"



2 SECTION B-B

SCALE: 1" = 40'-0"

LEGEND

- PROPOSED ILLUSTRATIVE BUILDING
- ZONING LOT LINE (ZLL)
- ZONING HEIGHT AND SETBACKS
- PROPOSED ILLUSTRATIVE BUILDING LINE

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

N

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

SUBMISSIONS

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

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Owner:
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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:

745 E 141 STREET

BOROUGH: BRONX
BLOCK: 2574
LOT: 1
ULURP #: 190335 ZSX
BRONX, NY 10454

PROJECT No: 73441.00

DRAWING TITLE:

ILLUSTRATIVE HPD SECTIONS

SCALE:

D-060

3/20/19