275 ATLANTIC AVENUE
BROOKLYN, 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
Z-020	ZONING ANALYSIS
Z-030	ZONING LOT SITE PLAN
Z-040	GROUND FLOOR PLAN
Z-050	WAIVER PLAN - ROOF PLAN
Z-060	SECTIONS
N-010	NEIGHBORHOOD CHARACTER DRAWINGS 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
T. +1 212 353 7200
F. +1 212 353 7676

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PROJECT TITLE:

275 ATLANTIC AVENUE

BOROUGH: BROOKLYN
BLOCK: 175
LOT: 1
ULURP #: 190339 ZSK
BROOKLYN, NY 11201

PROJECT No: 73441.00

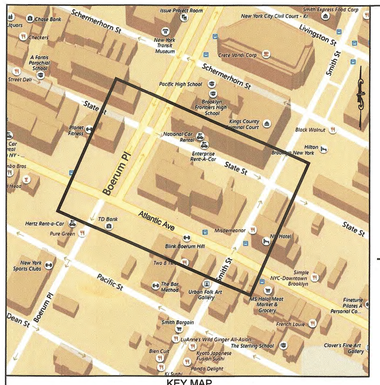
DRAWING TITLE:

COVER SHEET & DRAWING LIST

SCALE: NTS

G-001

3/20/19



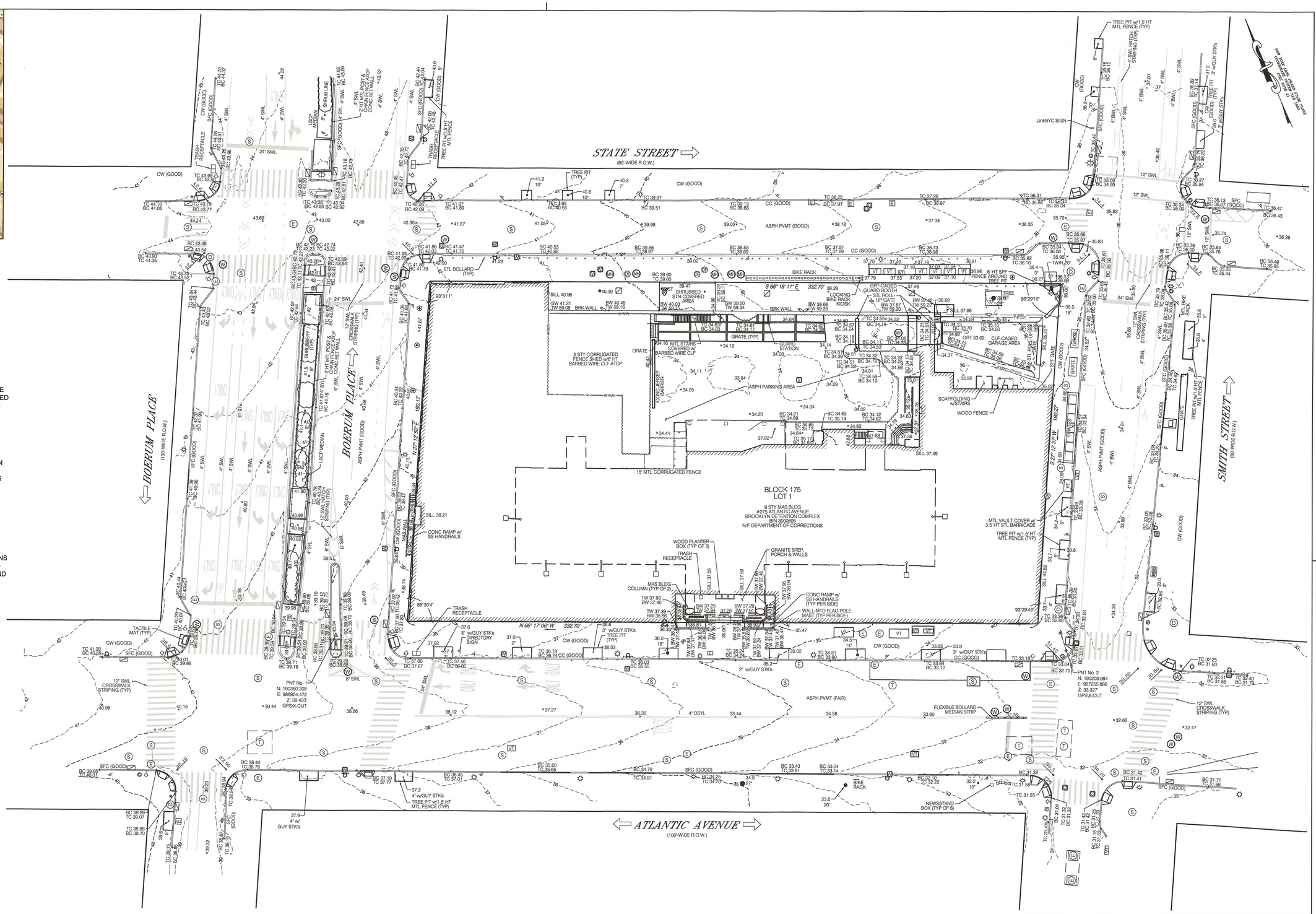
KEY MAP
SCALE: 1"=200'
BING MAPS IMAGE

NOTES

1. VERTICAL DATUM - NAVD 1988 AND HORIZONTAL DATUM - NY LONG ISLAND STATE PLANE COORDINATE SYSTEM NAD83; BASED ON GPS OBSERVATIONS BY MATRIX NEW WORLD ON 04/23,26/2018 AND REFERRING TO LEICA SMARTNET CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK, NATIONAL GEODETIC SURVEY MONUMENT: CORS STATION "NYBP, NYBR, LAMT".
2. THE EXISTING CONDITIONS SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY MATRIX NEW WORLD WITH LASER SCANNING EQUIPMENT (LiDAR).
3. MATRIX NEW WORLD MAKES NO GUARANTEES THAT ALL UNDERGROUND UTILITIES ARE SHOWN HEREON AND THAT THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES INDICATED ON THIS SURVEY ARE APPROXIMATE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO DESIGN, EXCAVATION OR CONSTRUCTION.

REFERENCES

1. BOUNDARY AND LEGAL GRADE INFORMATION SHOWN HEREON IS SHOWN PER MAPS ENTITLED "OFFICE OF THE BROOKLYN BOROUGH PRESIDENT, CITY OF NEW YORK SECTION MAPS 015 AND 016", UPDATED ON 06/09/2016 AND 08/28/2014, RESPECTIVELY.
2. NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION WATER MAPPING.
3. NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION SEWER MAPPING.
4. CONSOLIDATED EDISON CO. OF N.Y., INC. - BROOKLYN - QUEENS CONDUIT AND DUCT OCCUPANCY PLATE Nos. 44-M, 44-N-1 AND 44-N-2; LOW TENSION MAINS AND SERVICE PLATE Nos. 44-M AND 44-N.
5. NATIONAL GRID GAS PLATE Nos. 29-83, 29-91 AND 29-95.
6. VERIZON PLATE Nos. 49, 305E AND 1562.
7. NYC PARKS NEW YORK CITY STREET TREE MAP WEBSITE.



SITE SYMBOL LEGEND

- MH - UNKNOWN MANHOLE
- D - STORM DRAIN MANHOLE
- E - ELECTRIC MANHOLE
- E - ELECTRIC MANHOLE (SQUARE)
- S - SEWER MANHOLE
- W W - WATER MANHOLE
- T - TELEPHONE MANHOLE
- G - GAS VALVE
- W - WATER VALVE
- V - UNKNOWN VALVE
- E - ELECTRIC BOX
- FB - FIRE BOX
- CCTV SECURITY CAMERA
- CATCH BASIN
- STORM INLET
- FIRE HYDRANT
- FIRE STANDPIPE
- OIL FILL CAP
- STREET LIGHT
- SECURITY/PARK LIGHT
- STREET LIGHT W/ SIGNAL
- PEDESTRIAN SIGNAL
- TS - TRAFFIC SIGNAL BOX
- TREE (W/ DBH)
- TWIN TREES
- MB - MAILBOX
- MONITORING WELL
- TRASH CAN
- SIGN (DUAL & SINGLE)
- BOLLARD
- TRAFFIC INDICATOR
- 20.0 - LEGAL GRADE

FEATURE ABBREVIATIONS

APPROX	APPROXIMATE	FLR	FLOOR	PNT	POINT
ASPH	ASPHALT	FND	FOUND	PVMT	PAVEMENT
AW	ASPHALT WALK			PW	PAVER WALK
		GRT	GRATE		
BC	BOTTOM OF CURB			REF	REFERENCE
BIN	BUILDING IDENTIFICATION NUMBER	HT	HEIGHT	R.O.W.	RIGHT-OF-WAY
BLDG	BUILDING	ID	IDENTIFICATION	SFC	STEEL-FACED CURB
BLK	BLOCK			SPF	STEEL PICKET FENCE
BOT	BOTTOM	LGT	LIGHT	SS	STAINLESS STEEL
BRK	BRICK	LSCP	LANDSCAPE	STK	STAKE
				STL	STEEL
BW	BOTTOM OF WALL	MAS	MASONRY	STN	STONE
		MH	MANHOLE	STY	STORY
CC	CONCRETE CURB	MON	MONUMENT	SWL	SOLID WHITE LINE
CLF	CHAIN LINK FENCE	MTD	MOUNTED	SYL	SOLID YELLOW LINE
CONC	CONCRETE				
				TC	TOP OF CURB
DSYL	DOUBLE SOLID YELLOW LINE			(TM)	TAX MAP
DWY	DRIVEWAY			TW	TOP OF WALL
				TYP	TYPICAL
EL	ELEVATION				
				LNK	UNKNOWN
				VT	VAULT

LINETYPE LEGEND

- VERTICAL CURB
- DEPRESSED OR FLUSH CURB
- (6' CLF) 6' HEIGHT CHAIN LINK FENCE
- (16' CLF) 16' HEIGHT CHAIN LINK FENCE
- BARBED WIRE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- 20 MAJOR GRADING CONTOUR LINE
- 21 MINOR GRADING CONTOUR LINE

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

REVISIONS

No.	DESCRIPTION	DATE:	BY:	APR:
1	REV. TITLE BLOCK CLIENT ENTRIES PER CLIENT; ADD ELEC & ST MHts @ ATLANTIC AVE./BOERUM PL. SWLY INTERSECTION; ADD REV. 0	08/24/18	DHD	RSM
0	INITIAL SURVEY ISSUANCE	06/22/18	DHD	RSM

MATRIXNEWWORLD
Engineering Progress
Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C.
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Florham Park, New Jersey 07932
Tel: 973-240-1800
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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: 08/24/2018

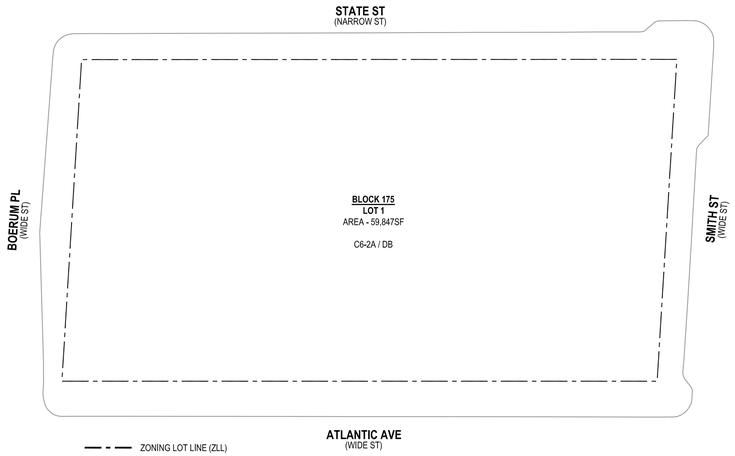
BLOCK 175
LOT 1

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
275 ATLANTIC AVENUE
BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK

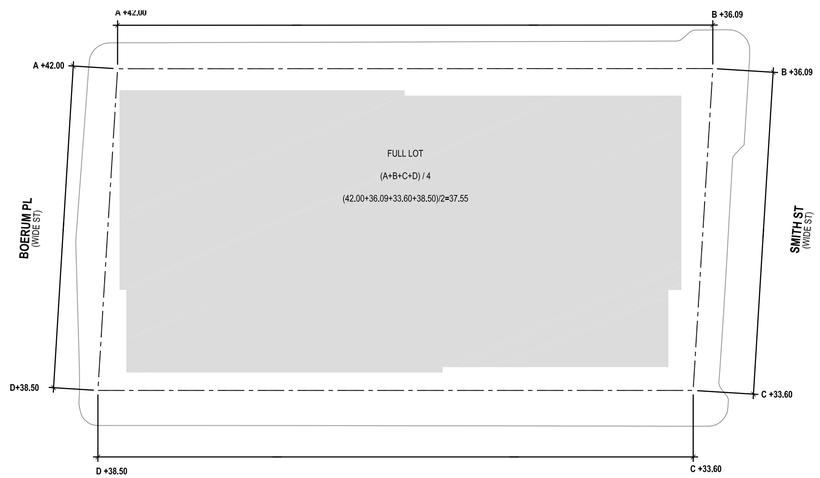
DRAWING TITLE
TOPOGRAPHIC SURVEY

SURVEYED BY	DRAWN BY	CHECKED BY
B. KROUSE	V. PENTYALA / H. ZAHIRI	R. S. MONCRIEF
B-SCAN	SCALE: 1"=20'	DRAWING NO.: V101.00
	DATE: 06/06/2018	CONTRACT NO.: 73440.00
		SHEET No. 1 OF 2 SHEETS



1 LOT DIAGRAM

SCALE: 1"=40'



1 BASE PLANE DIAGRAM

SCALE: 1"=40'

BOROUGH-BASED JAILS - BROOKLYN

ZONING CHART

Borough	Brooklyn
Block/ Lot	175 / 1
Address	275 Atlanic Ave
Lot Area	59,847 Demapped p/o State Street below grade = 19,332 sf*
Zoning Map No.	16c
Zoning District	C6-2A / DB
Community District	2

*Demapped p/o State Street not included in lot area for the purposes of floor area.

PROPOSED PROGRAM (ABOVE GROUND GSF)

Number of Beds	886 Beds
Jail Housing	500,000
Jail Support	286,900
Centralized Care	0
Community Facility	30,000
TOTAL GSF	816,900
Accessory Pkg (Jail)	292 Spaces

ZR	Item / Description	Required / Permitted	Proposed	Comments
USE				
22-00 32-00	USES	UG 1-9, 14	UG 3,UG 4, 8D	
101.11	Special Ground Floor Use	UG 5, 6A, 6C, 6D, 7A, 7B, 8A, 8B, 8D, 9, 10, 11, 12A, 12B, 12C, libraries, museums and non-commercial art galleries	UG3 & UG4 Community Facility	Special Permit Required Pursuant to ZR 74-832
BULK				
	FAR			
23-145 33-10 101-20	Residential	6.02	0.00	
	Community Facility	6.50	0.50	
	Commercial	6.00	11.40	Special Permit Required Pursuant to ZR 74-832
	Total all Uses	6.50	11.90	Special Permit Required Pursuant to ZR 74-832
	FLOOR AREA			
23-145	Residential	380,279	0	
33-10	Community Facility*	389,006	30,000	
	Jail - 8D*		682,150	
101-20	Total Commercial	359,082	682,150	Special Permit Required Pursuant to ZR 74-832
	Total all Uses	389,006	712,150	Special Permit Required Pursuant to ZR 74-832
	*Approximately 10% mechanical deductions assumed on Jail use.			
	YARDS			
33-20	Front	None Required	None Provided	
	Side	-	-	
	Rear	None required for zoning lot occupying an entire block	None Provided	
	HEIGHT & SETBACK			
101-22	Min. / Max Street Wall Height	Atlantic Avenue = 60'/85' Boerum Place = 60' /85' State Street = 60'/85' Smith Street = 60'/85'	Atlantic Avenue = 60'/ 105' Boerum Place = 299.45' (+ 40' Mechanical) State Street = 60'/ 105' Smith Street = 60'/ 105'	Special Permit Required Pursuant to ZR 74-832
33-40	Required Min. Setbqck @ Max. Street Wall Height	Atlantic Avenue = 10' Boerum Place = 10' State Street = 15' Smith Street = 10'	10' 0' 5' 10'	Special Permit Required Pursuant to ZR 74-832
	Max. Building Height	Atlantic Avenue = 120' Boerum Place = 120' State Street = 120' Smith Street = 120'	299.45' (+ 40' Mechanical)	Special Permit Required Pursuant to ZR 74-832
	PARKING			
36-20	Required Accessory Parking	Prisons PRC-H = 0	0	
		Community Facility = 0	0	
36-12	Permitted Accessory Group Parking Facilities	150 spaces	292 spaces	Special Permit Required Pursuant to ZR 74-832
	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 682,150 sf = 3 Berths Required	2	Special Permit Required Pursuant to ZR 74-832
	ENCLOSED BICYCLE PARKING			
36-70, 36-71	Prisons - UG 8D	None Required	-	
	Court Houses - UG 6D	None Required	-	
	Community Facility	1 per 10,000 sf = 3	-	
	Total	Total = 3	3 Provided	
	Enclosed Accessory Parking Area	1 per 10 cars 292 cars / 10 = 30 bicycles	30 bicycles	
	STREET TREES			
33-03 26-41		1 per 25' of Frontage (Required total = 40) Atlantic Ave = 332.70' / 25' = 13 trees Boerum Place = 180.17'/ 25' = 7 trees State Street = 332.70' / 25' = 13 trees Smith Street = 180.27'/ 25' = 7 trees	(Proposed Total = 20 trees*) Atlantic Ave = 8* trees Boerum Place = 4* trees State Street = 6* trees Smith Street = 4* trees	20 Remaining required trees to be provided off-site or paid into fund pursuant to ZR Section 26-40

2 ZONING CHART

SCALE:

SUBMISSIONS	DATE
CPC ULURP APPLICATION	3/20/2019
CPC SUBMISSION	8/30/2019
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Traffic:
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NEW YORK, NY, 10016 T. +1 212.929.5656

PROJECT TITLE:

275 ATLANTIC AVENUE

BOROUGH: BROOKLYN
BLOCK: 175
LOT: 1
ULURP #: 190339 ZSK
BROOKLYN, NY 11201

PROJECT No: 73441.00

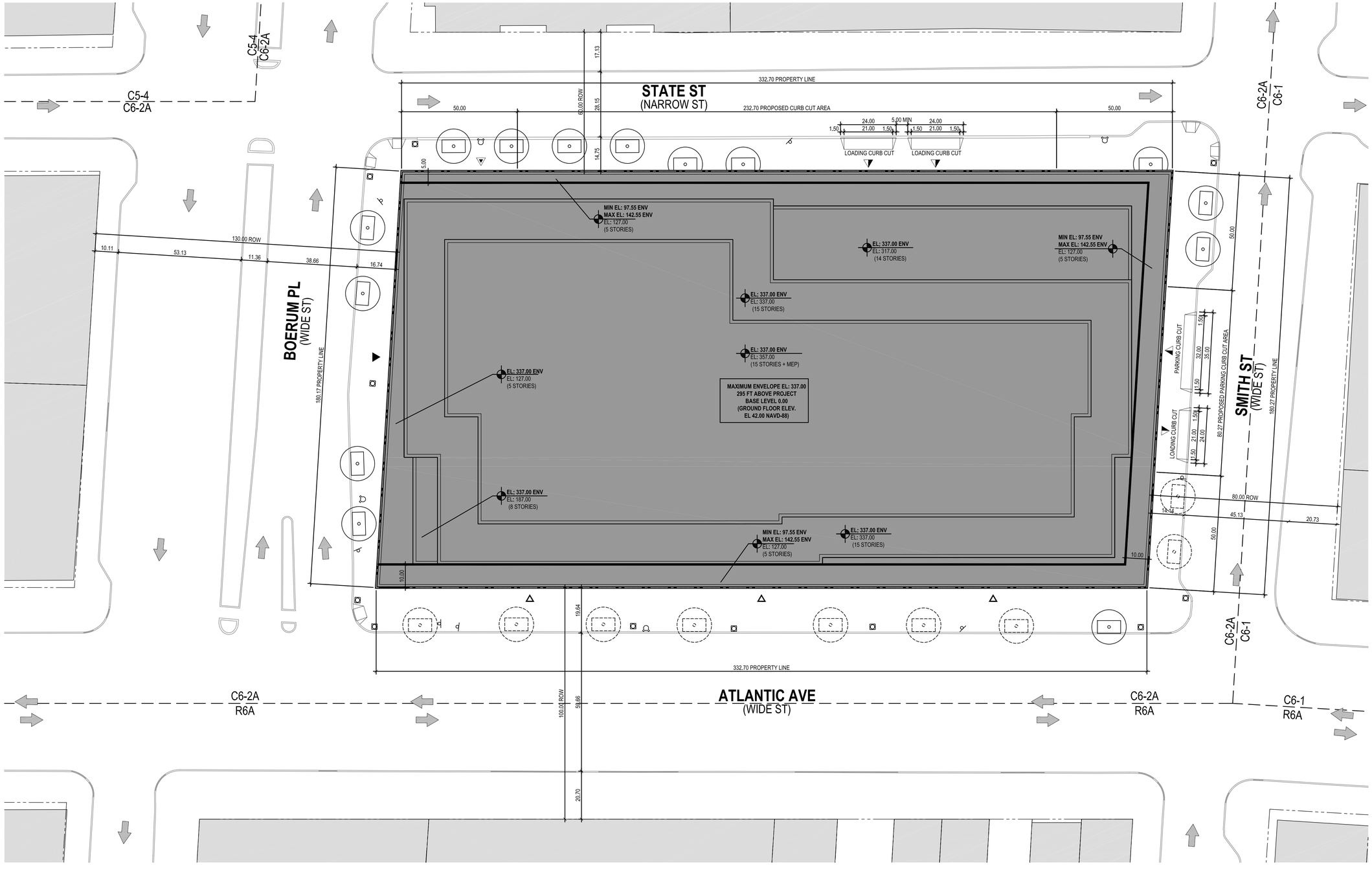
DRAWING TITLE:

ZONING ANALYSIS

SCALE: NTS

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 ACCESS POINT
- STAFF 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 377.00 - 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.

0' 5' 10' 20' 40' 80'

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PROJECT TITLE:

275 ATLANTIC AVENUE

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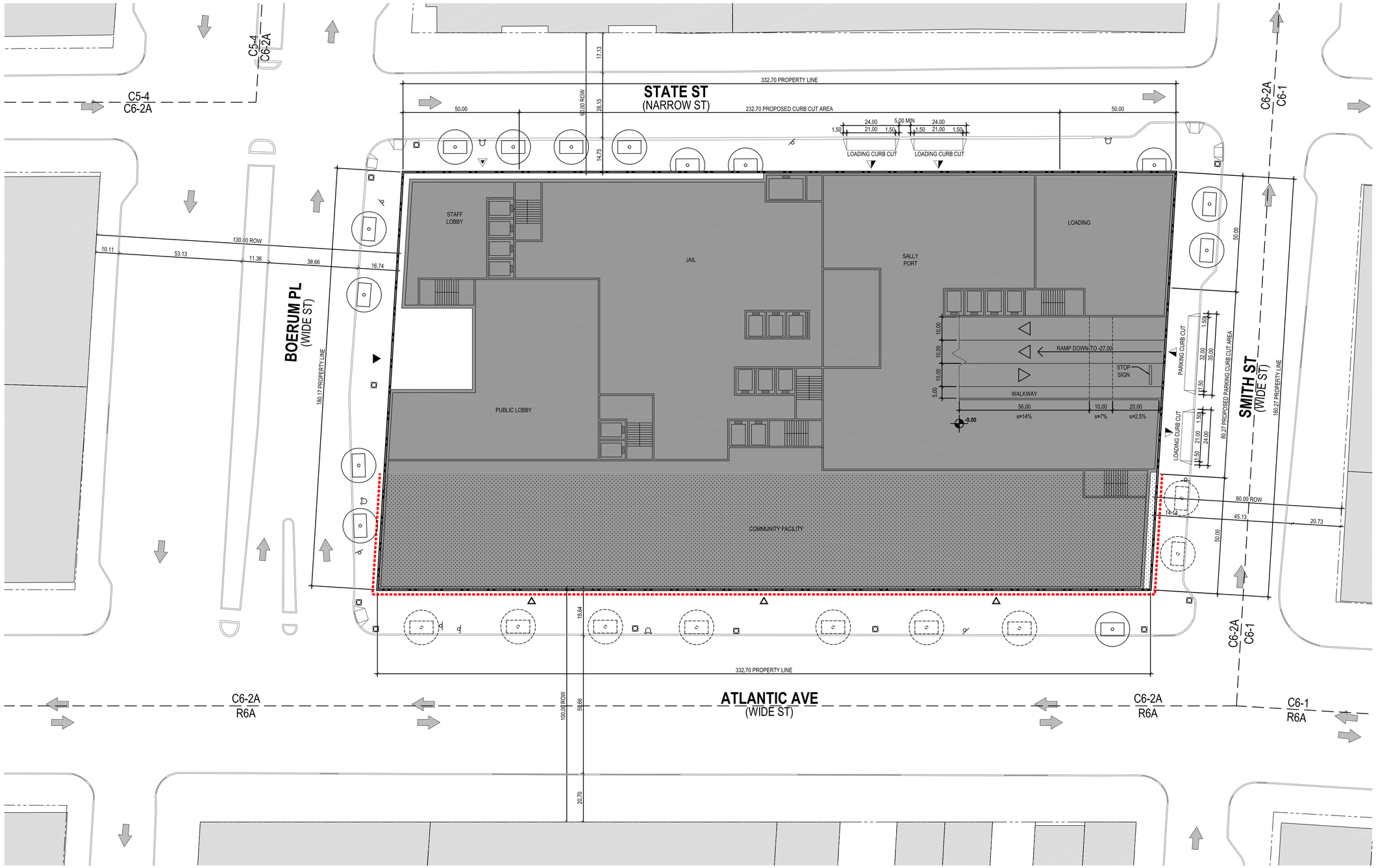
DRAWING TITLE:

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 ACCESS POINT
- STAFF ACCESS POINT

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

- **USE GROUPS 3, 4 PURSUANT TO SECTION 74-832 OF ZR**
- **MANDATORY ACTIVE FRONTAGE. SEE NOTES**

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 377.00 - 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.
- 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.
- 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 USES IN UG 3, 4 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
- ACCESS POINTS WITH EXCEPTION TO VEHICULAR MAY WRAP CORNERS OF FRONTAGES

0' 5' 10' 20' 40' 80'

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275 ATLANTIC AVENUE

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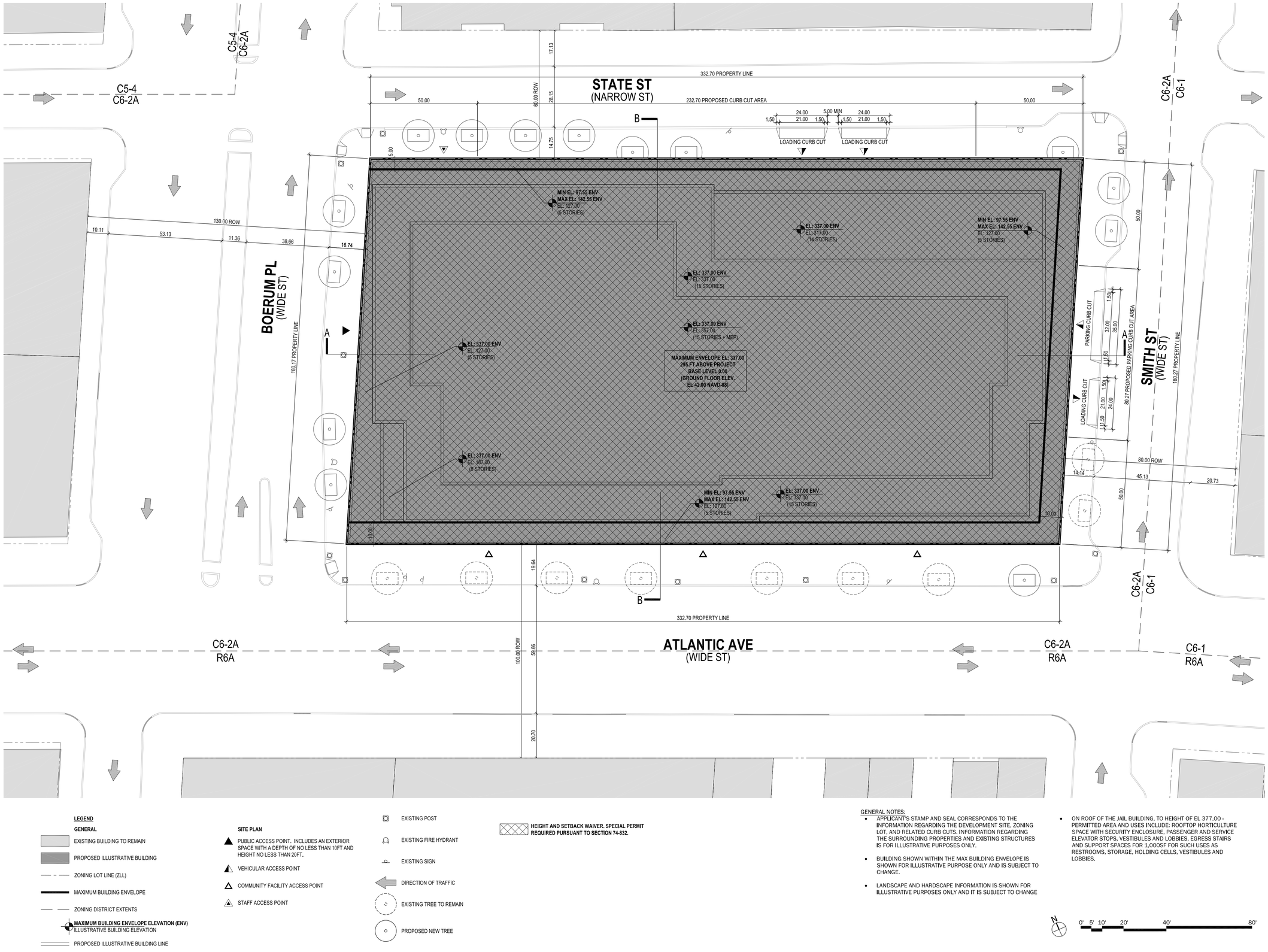
DRAWING TITLE:

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

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- VEHICULAR ACCESS POINT
- COMMUNITY FACILITY 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.

GENERAL NOTES:

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N

0' 5' 10' 20' 40' 80'

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
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:

275 ATLANTIC AVENUE

BOROUGH: BROOKLYN
BLOCK: 175
LOT: 1
ULURP #: 190339 ZSK
BROOKLYN, NY 11201

PROJECT No: 73441.00

DRAWING TITLE:

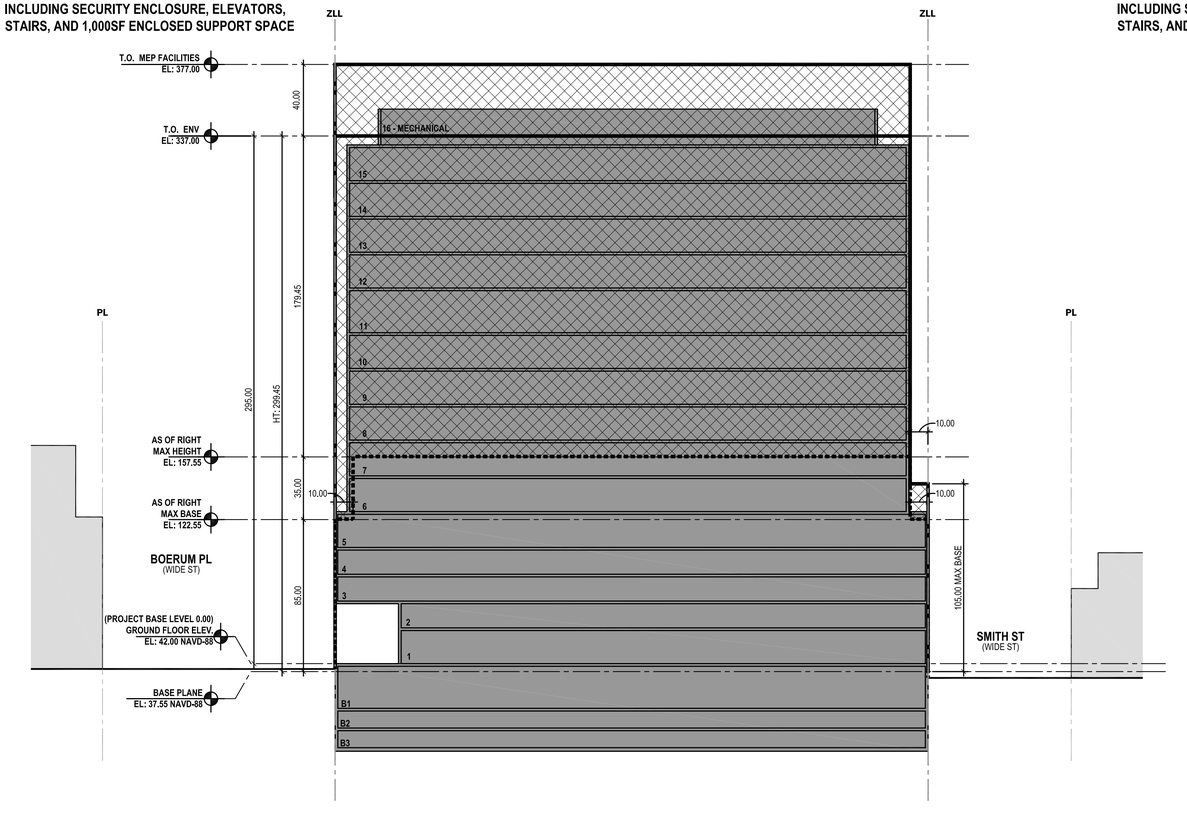
WAIVER PLAN - ROOF PLAN

SCALE: 1":20'

Z-050

3/20/19

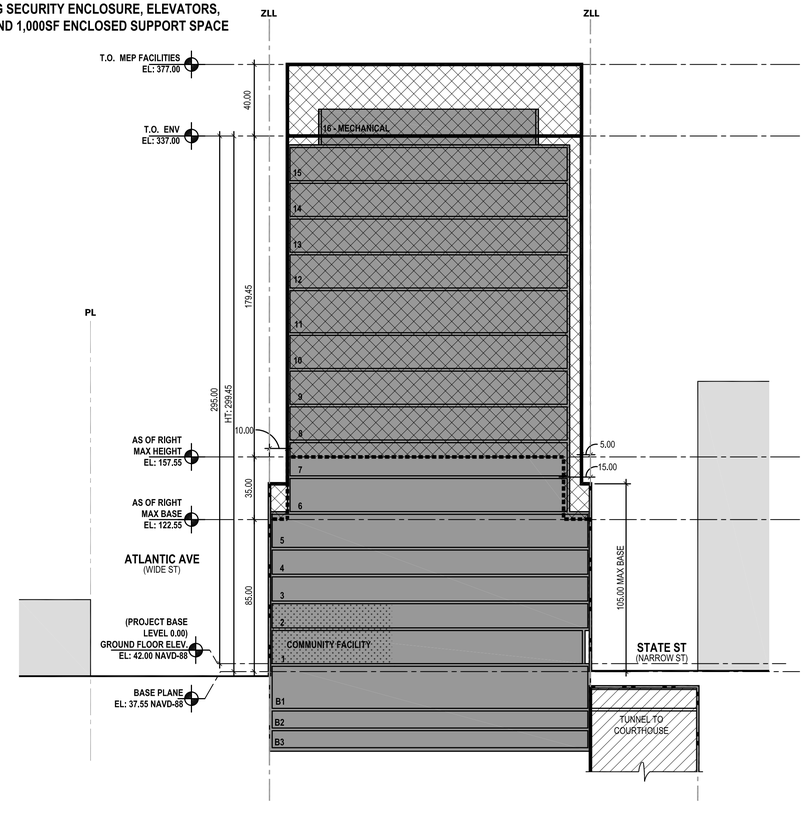
NOTE:
MEP FACILITIES ENVELOPE TO BE LIMITED TO MEP FACILITIES & ROOFTOP HORTICULTURE SPACE INCLUDING SECURITY ENCLOSURE, ELEVATORS, STAIRS, AND 1,000SF ENCLOSED SUPPORT SPACE



1 ZONING SECTION A

SCALE: 1" = 40'-0"

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



2 ZONING SECTION 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.
- USE GROUP 3, 4 PURSUANT TO SECTION 74-832 OF ZR
- DEMAPPING 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 377.00 - 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.
- A SETBACK OF NO LESS THAN 5 FEET DEPTH ON STATE STREET AND NO LESS THAN 10FT DEPTH ON ATLANTIC AVENUE AND SMITH STREET IS REQUIRED AT A HEIGHT AT OR ABOVE 60 FEET AND AT OR BELOW 105 FEET.

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

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PROJECT No: 73441.00

DRAWING TITLE:
SECTIONS

SCALE: 1":40'

Z-060

3/20/19