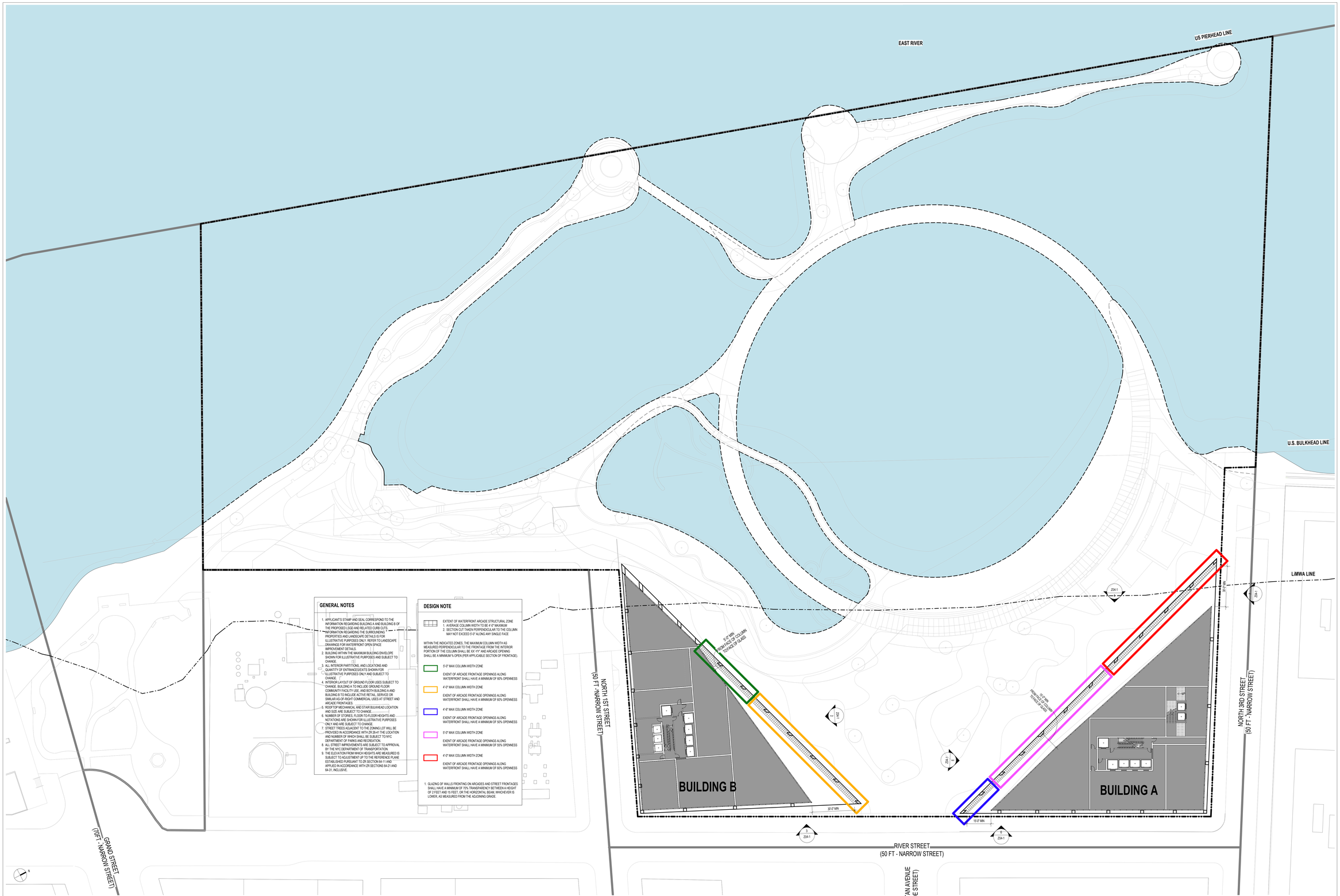


GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING BUILDING A AND BUILDING B OF THE PROPOSED LSGD AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING * PROPERTIES AND LANDSCAPE DETAILS IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR WATERFRONT OPEN SPACE IMPROVEMENT DETAILS.
2. BUILDING WITHIN THE MAXIMUM BUILDING ENVELOPE SHOWN FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO CHANGE.
3. ALL INTERIOR PARTITIONS, AND LOCATIONS AND QUANTITY OF ENTRANCES/EXITS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
4. INTERIOR LAYOUT OF GROUND FLOOR USES SUBJECT TO CHANGE. BUILDING A TO INCLUDE GROUND FLOOR COMMUNITY FACILITY USE, AND BOTH BUILDING A AND BUILDING B TO INCLUDE ACTIVE RETAIL, SERVICE OR SIMILAR AS-OF-RIGHT COMMERCIAL USES AT STREET AND ARCADE FRONTAGES.
5. ROOFTOP MECHANICAL AND STAIR BULKHEAD LOCATION AND SIZE ARE SUBJECT TO CHANGE.
6. NUMBER OF STORIES, FLOOR-TO-FLOOR HEIGHTS AND NOTATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
7. STREET TREES ADJACENT TO THE ZONING LOT WILL BE PROVIDED IN ACCORDANCE WITH ZR 26-41 THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO NYC DEPARTMENT OF PARKS AND RECREATION.
8. ALL STREET IMPROVEMENTS ARE SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF TRANSPORTATION.
9. THE ELEVATION FROM WHICH HEIGHTS ARE MEASURED IS SUBJECT TO ADJUSTMENT UP TO THE REFERENCE PLANE ESTABLISHED PURSUANT TO ZR SECTION 64-11 AND APPLIED IN ACCORDANCE WITH ZR SECTIONS 64-21 AND 64-31, INCLUSIVE.

DESIGN NOTE

EXTENT OF WATERFRONT ARCADE STRUCTURAL ZONE
1. AVERAGE COLUMN WIDTH TO BE 4'-0" MAXIMUM
2. SECTION CUT TAKEN PERPENDICULAR TO THE COLUMN MAY NOT EXCEED 5'-0" ALONG ANY SINGLE FACE

WITHIN THE INDICATED ZONES, THE MAXIMUM COLUMN WIDTH AS MEASURED PERPENDICULAR TO THE FRONTAGE FROM THE INTERIOR PORTION OF THE COLUMN SHALL BE XX'-YY' AND ARCADE OPENING SHALL BE A MINIMUM % OPEN (PER APPLICABLE SECTION OF FRONTAGE).

- 5'-0" MAX COLUMN WIDTH ZONE — EXTENT OF ARCADE FRONTAGE OPENINGS ALONG WATERFRONT SHALL HAVE A MINIMUM OF 60% OPENNESS
- 4'-0" MAX COLUMN WIDTH ZONE — EXTENT OF ARCADE FRONTAGE OPENINGS ALONG WATERFRONT SHALL HAVE A MINIMUM OF 60% OPENNESS
- 4'-0" MAX COLUMN WIDTH ZONE — EXTENT OF ARCADE FRONTAGE OPENINGS ALONG WATERFRONT SHALL HAVE A MINIMUM OF 50% OPENNESS
- 5'-0" MAX COLUMN WIDTH ZONE — EXTENT OF ARCADE FRONTAGE OPENINGS ALONG WATERFRONT SHALL HAVE A MINIMUM OF 55% OPENNESS
- 4'-0" MAX COLUMN WIDTH ZONE — EXTENT OF ARCADE FRONTAGE OPENINGS ALONG WATERFRONT SHALL HAVE A MINIMUM OF 60% OPENNESS

1. GLAZING OF WALLS FRONTING ON ARCADES AND STREET FRONTAGES SHALL HAVE A MINIMUM OF 70% TRANSPARENCY BETWEEN A HEIGHT OF 2 FEET AND 10 FEET, OR THE HORIZONTAL BEAM, WHICHEVER IS LOWER, AS MEASURED FROM THE ADJOINING GRADE.

1 ARCADE DESIGN CONTROLS PLAN
Z04-1
1" = 20'-0"



2 BUILDING B_NORTH ARCADE ELEVATION — Z04-1, 1" = 20'-0"

3 BUILDING B_RIVER ST. ARCADE ELEVATION — Z04-1, 1" = 20'-0"

4 BUILDING A_WEST ARCADE ELEVATION — Z04-1, 1" = 20'-0"

5 BUILDING A_SOUTH ARCADE ELEVATION — Z04-1, 1" = 20'-0"

6 BUILDING A_RIVER ST. ARCADE ELEVATION — Z04-1, 1" = 20'-0"

7 BUILDING A_N. 3RD ST. ARCADE ELEVATION — Z04-1, 1" = 20'-0"

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RIVER RING MASTER PLAN

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NOT FOR CONSTRUCTION

KEY PLAN



BAR SCALE

SHEET NAME

ARCADE DESIGN CONTROLS

PROJECT NO	10001
SUB NO	5050
SCALE	As indicated
FORMAT	ARCH E
DATE	1/29/2021

SHEET NO

Z04-1