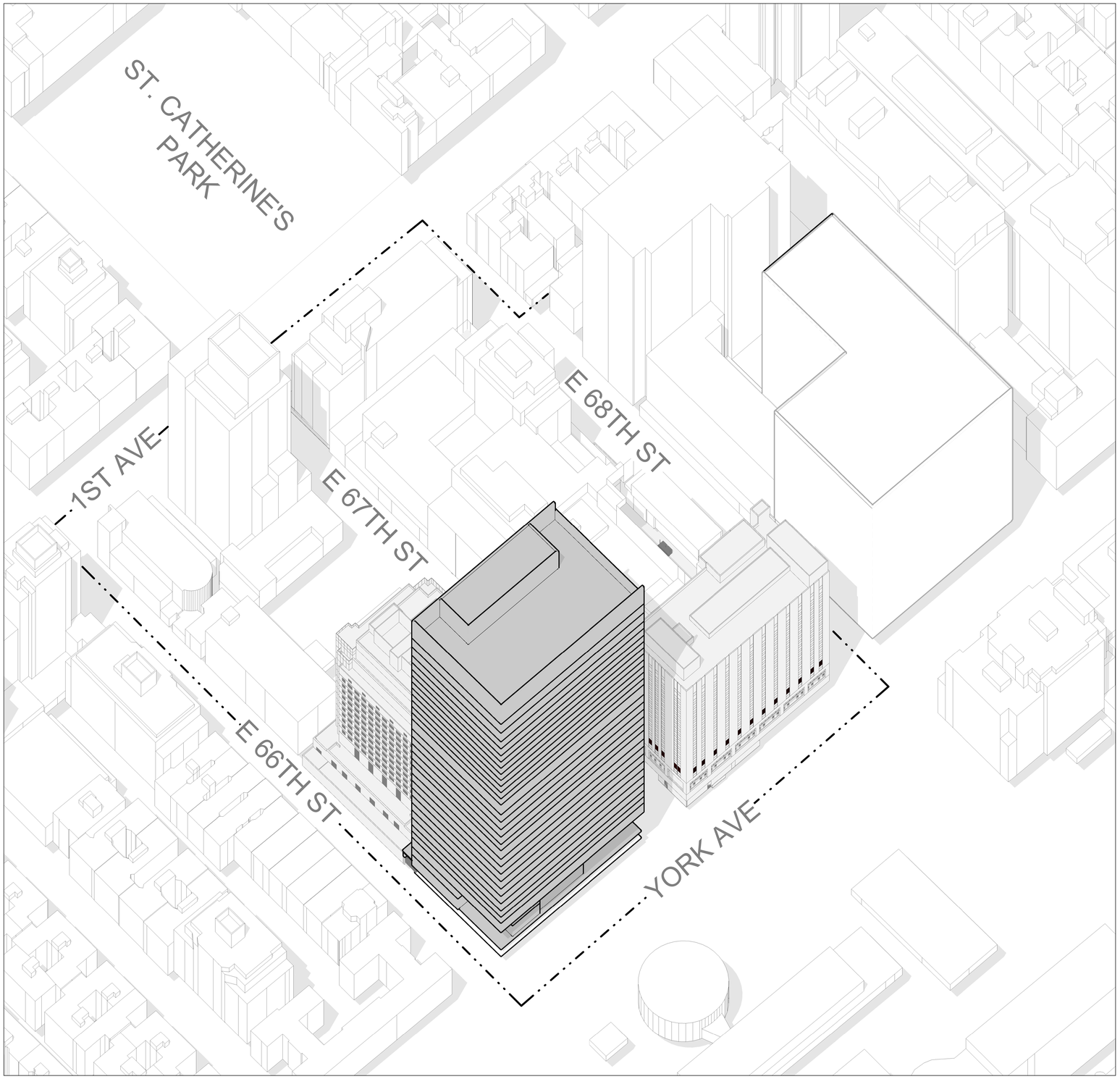


DRAWING LIST	
Z-00	COVER PAGE, DRAWING LIST, AXONOMETRIC DIAGRAM
Z-00A	MAIN BLOCK (1462) SURVEY
Z-00B	SOUTH BLOCK (1461) SURVEY
Z-01	EXISTING LSCFD ZONING ANALYSIS 1 OF 2
Z-02	EXISTING LSCFD ZONING ANALYSIS 2 OF 2
Z-06	EXISTING LSCFD ZONING LOT SITE PLAN
Z-10	LSCFD SITE PLAN (PROPOSED)
Z-11	LSCFD ZONING ANALYSIS (PROPOSED)
Z-22	SOUTH BLOCK ZONING LOT - ZONING DIAGRAMS
Z-23	SOUTH BLOCK ZONING LOT - SITE PLAN
Z-24	GROUND FLOOR PLAN (ILLUSTRATIVE)
Z-30	ZONING WAIVER PLAN - DEVELOPMENT SITE
Z-31	ZONING WAIVER SECTION NORTH-SOUTH 1
Z-32	ZONING WAIVER SECTION NORTH-SOUTH 2
Z-33	ZONING WAIVER SECTION NORTH-SOUTH 3
Z-34	ZONING WAIVER SECTION NORTH-SOUTH 4
Z-35	ZONING WAIVER SECTION EAST-WEST
Z-41	EAST ELEVATION (ILLUSTRATIVE)
Z-42	WEST ELEVATION (ILLUSTRATIVE)
Z-43	NORTH ELEVATION (ILLUSTRATIVE)
Z-44	SOUTH ELEVATION (ILLUSTRATIVE)
Z-51	NEIGHBORHOOD CHARACTER DIAGRAM (EAST 66TH STREET)
Z-52	NEIGHBORHOOD CHARACTER DIAGRAM (EAST 67TH STREET)
Z-53	NEIGHBORHOOD CHARACTER DIAGRAM (FIRST AVENUE)
Z-54	NEIGHBORHOOD CHARACTER DIAGRAM (YORK AVENUE)
Z-61	BRIDGE SITE PLAN
Z-62	BRIDGE PLANS AND SECTIONS
Z-71	SIGNAGE DIAGRAMS
Z-72	SIGNAGE DIAGRAMS

LEGEND

- PROPOSED BUILDING FOOTPRINT (ILLUSTRATIVE)
- EXISTING BUILDINGS
- LSCFD BOUNDARY

0 20 40 80 120 200

LARGE-SCALE COMMUNITY FACILITY DEVELOPMENT PLAN
ULURP SUBMISSION

MANHATTAN COMMUNITY BOARD 8

Memorial Sloan Kettering Cancer Center

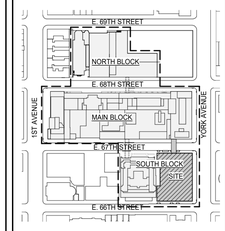
DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:

MSK PAVILION

1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



PROJECT NORTH

TRUE NORTH

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: (212) 964-4040

DESIGN ARCHITECT:
FOSTER + PARTNERS
300 West 57th Street, 26th Floor
New York, NY 10019
TEL: (212) 641-9600

PROJECT LEAD:
CANNON DESIGN ARCHITECTURE & ENGINEERING, P.C.
360 Madison Avenue, 11th Floor
New York, NY 10017
TEL: 212-972-9800

ULURP #:

BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

DRAWING TITLE:

COVER PAGE, DRAWING LIST, AXONOMETRIC DIAGRAM

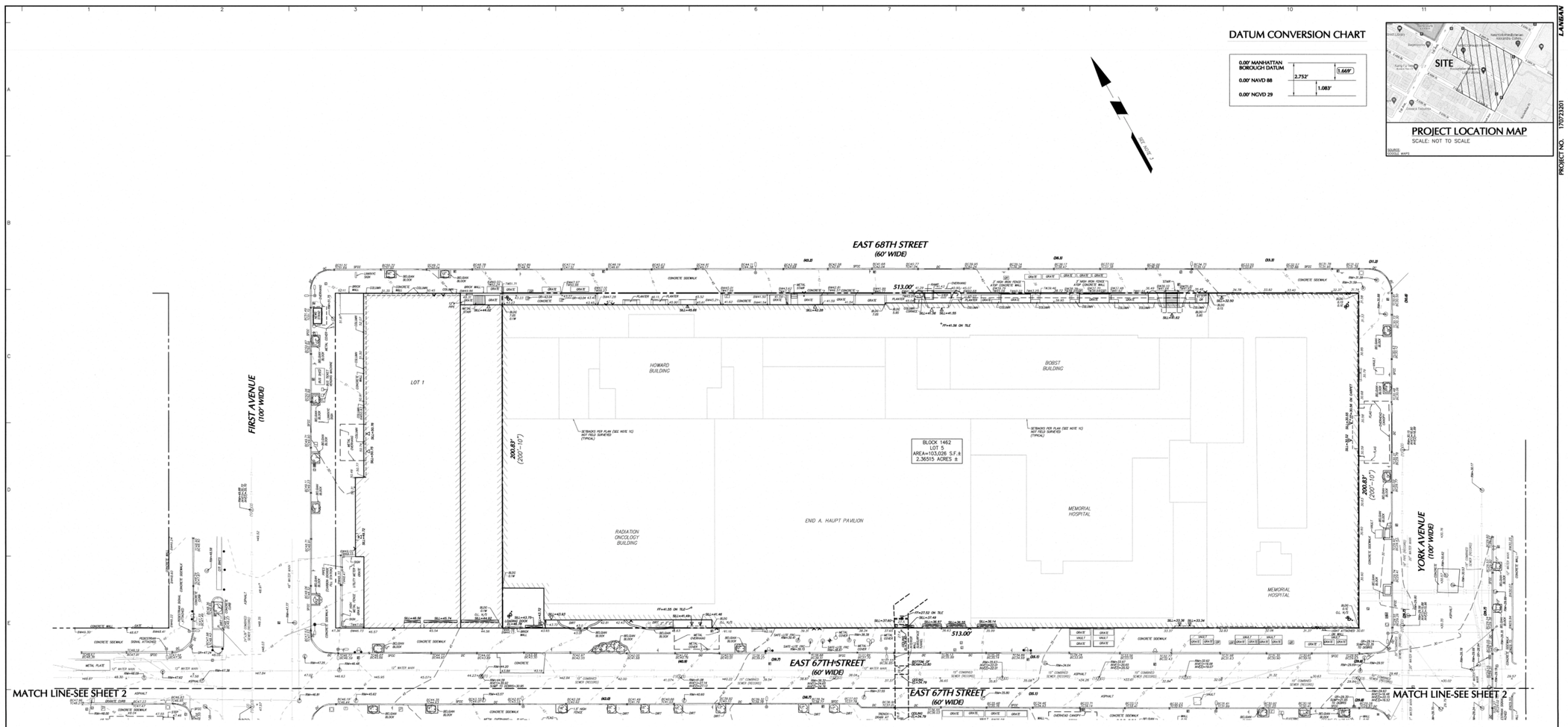
SEAL & SIGNATURE:

DATE: 12/16/22
PROJECT No: 2229
DRAWN: Author
REV: 0
CHK: Checker
DWG No: Z-00
SHEET: OF
SCALE: As indicated

36" x 48" Arch E SHEET SIZE

FILE NAME: C:\Revit Local Files\X-Mac\2229-MSK-PAV_ULURP_AA_Lisamar.rvt
PLOT DATE: 1/12/2024 2:36:25 PM

36" x 48" ANSI E (SHEET SIZE)



DATUM CONVERSION CHART

0.00' MANHATTAN BOROUGH DATUM	2.752'	1.669'
0.00' NAVD 88		1.083'
0.00' NGVD 29		

PROJECT LOCATION MAP
SCALE: NOT TO SCALE
SOURCE: GOOGLE MAPS

SEE SHEET 2

LEGEND (NOT SHOWN TO SCALE)

HYDRANT		BC	BOTTOM OF CURB
STAND PIPE		TC	TOP OF CURB
ROOF DRAIN		DC	DROP CURB
FLAG POLE		EL.	ELEVATION
PEDESTAL LIGHT		CONCR.	CONCRETE
STREET LIGHT		SFGC	STEEL-FACE CONCRETE CURB
AREA LIGHT			
SIGNAL POLE		BLDG	BUILDING
POWER POLE		N	NORTH
GUY WIRE		S	SOUTH
ANCHOR POLE		E	EAST
MANHOLE (TYPE AS LABELED)		W	WEST
WATER VALVE		FF=322.35	FINISHED FLOOR
GAS VALVE		61.7	LEGAL GRADE FROM SECTIONAL MAP (CONVERTED TO NAVD88 SEE NOTE 4)
UNKNOWN VALVE			
PARKING METER			
CATCH BASIN		61.75	EXISTING GRADE FROM SECTIONAL MAP (CONVERTED TO NAVD88 SEE NOTE 4)
SPOT ELEVATION			
CLEAN OUT			
TREE		OHW	OVERHEAD WIRE
STUMP		GR	GUIDE RAIL WOOD
SIGN		GM	GUIDE RAIL METAL
BOLLARD		TL	TREE LINE
ELECTRIC BOX		CF	CHAINLINK FENCE
ELECTRIC METER		SF	STOCKADE FENCE
GAS METER		IF	IRON FENCE
WATER METER		ESMT	EASEMENT LINE
TELEPHONE BOX			PROPERTY LINE
TRAFFIC SIGNAL POLE			RIGHT-OF-WAY LINE
MONITOR WELL		322	CONTOUR LINE
BENCH		G	GAS MARK OUT LINE
DOOR		W	WATER MARK OUT LINE
DOUBLE DOOR		E	ELECTRIC MARK OUT LINE
ROLL UP DOOR		C	COMMUNICATION MARK OUT LINE
YARD DRAIN		S	SANITARY MARK OUT LINE
MAILBOX		D	DRAINAGE MARK OUT LINE
BOTTOM OF WALL		UNK	UNKNOWN UTILITY MARK OUT LINE
TOP OF WALL		REF	REFERENCE UTILITY LINE (TYPE AS NOTED) – PLOTTED FROM EXISTING MAPPING
GRATE			

THE FOLLOWING REQUESTS FOR UTILITY INFORMATION HAVE BEEN MADE	
UTILITY	RECEIVED
WATER	DEP 1/19/2022
SEWER	DEP 1/19/2022
GAS	NOT AVAILABLE-PRIVATE PROJECT
ELECTRIC	NOT AVAILABLE-PRIVATE PROJECT
STEAM	NOT AVAILABLE-PRIVATE PROJECT
COMM/ OTHER	RCN/VERIZON 1/19/2022; CABLEVISION/OPTIMUM 1/21/2022; AT&T/ CONS 1/26/2022; AT&T/MS 1/21/2022; UNNI; 3 1/24/2022

NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:

   A. CURRENT NYC DEPARTMENT OF FINANCE TAX MAPS.
   B. BOROUGH OF MANHATTAN SECTIONAL MAP NO. 75
   C. MSK MASTERPLAN, PROVIDED BY STUDIO CASTELLANO, DATED 11/29/2021.
   D. REEL 3413 PAGE 1880– AGREEMENT LOT 5, BLOCK 1462.
   E. REEL 3413 PAGE 1885– AGREEMENT LOT 1, BLOCK 1461.
   F. CRFN 2007000178135 RECORDED/FILED: 12-19-2007 18:23–DEED LOT 13, BLOCK 1461.
   G. REEL 5998 PAGE 535– SUNDRY AGREEMENT FOR LOT 21, BLOCK 1461.
   H. CRFN 2011000144162 RECORDED/FILED 04–05–2011 15:05–CERTIFICATE LOTS 37 & 7, BLOCK 1461.

2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.

3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO APPROXIMATE NORTH (SEE NOTE 16).

4. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON GPS METHODS.

5. STREET NAMES AND R.O.W. WIDTHS AS PER MAP REFERENCED IN NOTE 1B. BLOCK AND LOT NUMBERS AS PER MAP REFERENCED IN NOTE 1A.

6. PLANIMETRIC INFORMATION SHOWN HEREON WAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING NOVEMBER, DECEMBER OF 2021 AND JANUARY, FEBRUARY, MARCH OF 2022. ROOF ELEVATIONS AND PARKING GARAGE INFORMATION DURING JULY OF 2022.

7. FEMA INFORMATION

   CURRENT:
   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAPS STILDI "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 89 OF 457, MAP NUMBER 36047C0089G, REVISED SEPTEMBER 5, 2007, THE SUBJECT PROPERTIES LIE WITHIN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

   PRELIMINARY:
   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAPS STILDI "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 89 OF 457, MAP NUMBER 36047C0089G, PRELIMINARY DECEMBER 5, 2013, THE SUBJECT PROPERTIES LIE WITHIN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

8. OFFSETS OF SHOW(S) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.

9. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.

10. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT THE INVERT ELEVATIONS, AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

    ADDITIONAL UTILITY (WATER, GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

    UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEE(S) THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

    PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

    UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.

    WATER AND SEWER UTILITY MAPPING PROVIDED BY NYC DEP. SEWER UTILITY MAPPING PARTIALLY PLOTTED.
    COMMUNICATION UTILITY MAPPING PROVIDED BY ECI/VERIZON.

11. THIS IS TO CERTIFY THAT THERE ARE NO STREAMS NOR NATURAL WATERCOURSES ON THE PROPERTY AS SHOWN ON THIS SURVEY.

12. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

13. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

20 0 5 10 20
SCALE: 1 INCH = 20 FEET

No.	Description	Date
REVISIONS		

"I hereby state that this plan is based on a field survey made by me or under my supervision on 1/13/2022 in accordance with the 2018 Code of Practice for Land Surveys, and to the best of my professional knowledge, information and belief, and in my opinion, conforms to the requirements of the current applicable Standards. I further certify that I am authorized to practice land surveying in the surveyed jurisdiction and that I prepared this survey."

SIGNATURE: [illegible] DATE SIGNED: 1/13/2022
PROFESSIONAL LAND SURVEYOR NY Lic. No.050784—1

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project	MEMORIAL SLOAN KETTERING CANCER CENTER BLOCK No. 1461, LOTS Nos. 13 & 21 BLOCK No. 1462, LOT No. 5 BOROUGH OF MANHATTAN CITY OF NEW YORK NEW YORK COUNTY NEW YORK
Drawing Title	TOPOGRAPHIC, BOUNDARY AND UTILITY SURVEY
Project No.	170723201
Date	2/1/2022
Drawn By	AA
Checked By	PDF
Drawing No.	VB101
	Sheet 01 of 02

Filename: langan.com\data\NY\Data2\170723201\Project Data_Discipline\Survey\CAD\cadsig\170723201-ES0101.dwg Date: 1/18/2022 Time: 08:48 User: aalexiou Style Table: Langan.stb Layout: ARCH-E1.

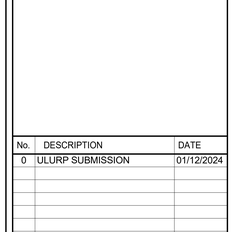
FILE NAME: C:\Revit Local Files\X Misc\22254.MSK-FAV_ULURP_AA_LAaznet.rvt
PLOT DATE: 1/19/2024 2:26:26 PM

Memorial Sloan Kettering Cancer Center

DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:
MSK PAVILION
1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



PROJECT NORTH | TRUE NORTH

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: (212) 964-4040

DESIGN ARCHITECT:
FOSTER + PARTNERS
300 West 57th Street, 26th Floor
New York, NY 10019
TEL: (212) 641-9600

PROJECT LEAD:
CANNON DESIGN ARCHITECTURE & ENGINEERING, P.C.
360 Madison Avenue, 11th Floor
New York, NY 10017
TEL: 212-972-9800

ULURP #:
BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

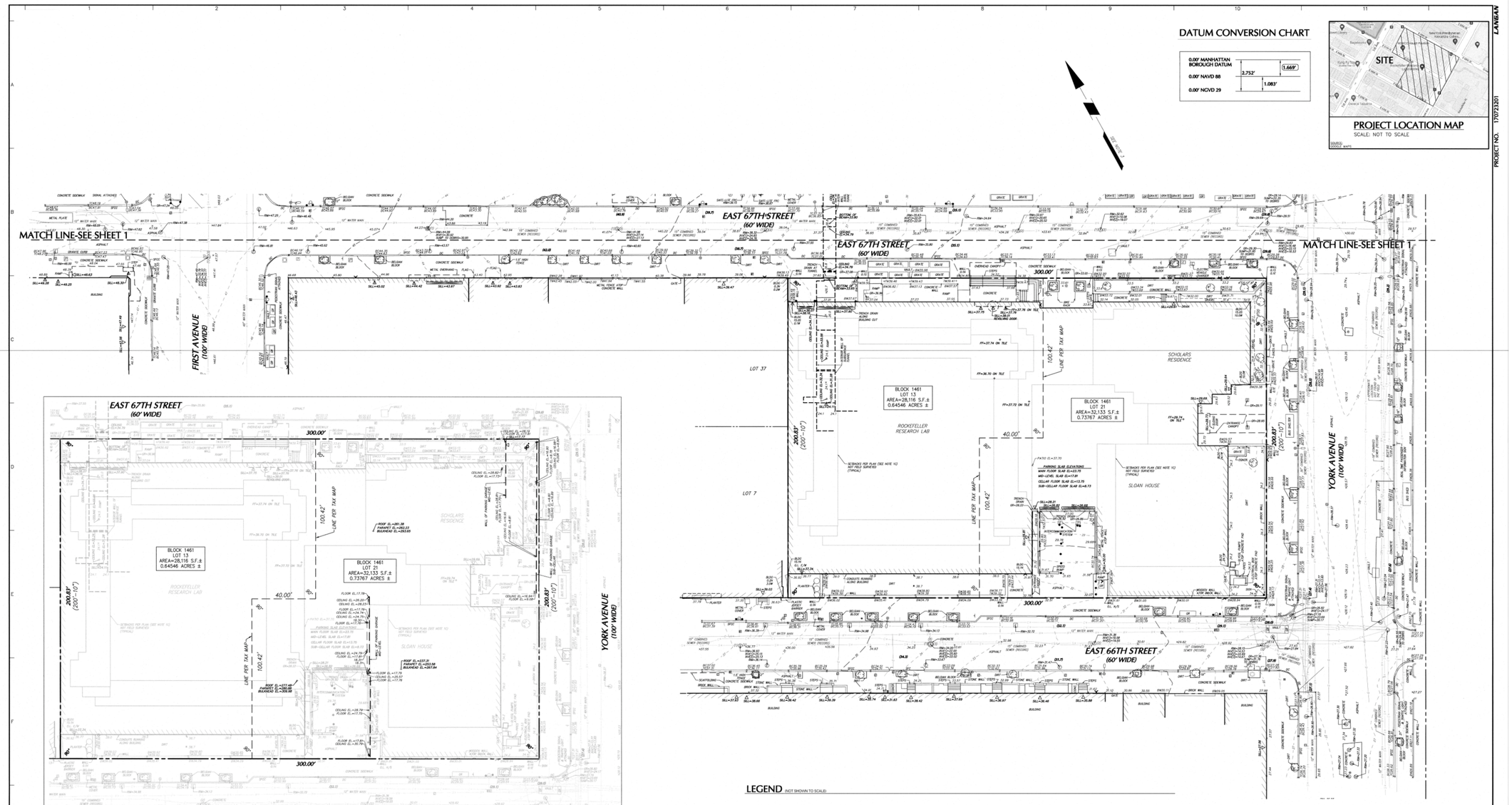
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

DRAWING TITLE:
MAIN BLOCK (1462) SURVEY

SEAL & SIGNATURE:

DATE:	12/16/22
PROJECT No:	2229
DRAWN: Author	REV:
CHK: Checker	0
DWG No:	Z-00A
SHEET: OF	SCALE:



DETAIL — SCALE: 1"=20'

ROOF ELEVATIONS AND UNDERGROUND PARKING GARAGE INFORMATION

FOR NOTES SEE SHEET 1 OF 2
DRAWING NO.VB102

THE FOLLOWING REQUESTS FOR UTILITY INFORMATION HAVE BEEN MADE	
UTILITY	RECEIVED
WATER	DEP 1/19/2022
SEWER	DEP 1/19/2022
GAS	NOT AVAILABLE-PRIVATE PROJECT
ELECTRIC	NOT AVAILABLE-PRIVATE PROJECT
STEAM	NOT AVAILABLE-PRIVATE PROJECT
COMM/ OTHER	ECI/VARIZON 1/18/2022, CABLEVISION 1/21/2022, AT&T COM. 1/20/2022, AT&T LNS 1/21/2022, LEVEL 3 1/24/2022

SCALE: 1 INCH = 20 FEET

LEGEND (NOT SHOWN TO SCALE)

- HYDRANT
- STAND PIPE
- ROOF DRAIN
- FLAG POLE
- PEDESTAL LIGHT
- STREET LIGHT
- AREA LIGHT
- SIGNAL POLE
- POWER POLE
- GUY WIRE
- ANCHOR POLE
- MANHOLE (TYPE AS LABELED)
- WATER VALVE
- GAS VALVE
- UNKNOWN VALVE
- PARKING METER
- CATCH BASIN
- SPOT ELEVATION
- CLEAN OUT
- TREE
- STUMP
- SIGN
- BOLLARD
- ELECTRIC BOX
- ELECTRIC METER
- GAS METER
- WATER METER
- TELEPHONE BOX
- TRAFFIC SIGNAL POLE
- MONITOR WELL
- BENCH
- DOOR
- DOUBLE DOOR
- ROLL UP DOOR
- YARD DRAIN
- MAILBOX
- BOTTOM OF WALL
- TOP OF WALL
- GRATE
- BOTTOM OF CURB
- TOP OF CURB
- DROP CURB
- ELEVATION
- CONCRETE
- STEEL FACE CONCRETE CURB
- BUILDING
- NORTH
- SOUTH
- EAST
- WEST
- FINISHED FLOOR
- LEGAL GRADE FROM SECTIONAL MAP (CONVERTED TO NAVD88 SEE NOTE 4)
- EXISTING GRADE FROM SECTIONAL MAP (CONVERTED TO NAVD88 SEE NOTE 4)
- OVERHEAD WIRE
- GUIDE RAIL WOOD
- GUIDE RAIL METAL
- TREE LINE
- CHAINLINK FENCE
- STOCKADE FENCE
- IRON FENCE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CONTOUR LINE
- GAS MARK OUT LINE
- WATER MARK OUT LINE
- ELECTRIC MARK OUT LINE
- COMMUNICATION MARK OUT LINE
- SANITARY MARK OUT LINE
- DRAINAGE MARK OUT LINE
- UNKNOWN UTILITY MARK OUT LINE
- REFERENCE UTILITY LINE (TYPE AS NOTED) – PLOTTED FROM EXISTING MAPPING

Date	Description	No.
REVISIONS		

"I hereby state that this plan is based on a field survey made by me or under my supervision on the date shown, and that it correctly represents said survey to the best of my professional knowledge, information, and belief, and in my professional opinion, correctly represents the conditions found on the date of said survey affecting the subject property."

SIGNATURE: [illegible] DATE SIGNED: 12.3.2022
RICHARD T. SHANDLER
PROFESSIONAL LAND SURVEYOR NY Lic. No.050784-1

LANGAN
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21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project: MEMORIAL SLOAN KETTERING CANCER CENTER
BLOCK No. 1461, LOTS Nos. 13 & 21
BLOCK No. 1461, LOTS Nos. 7 & 37
BOROUGH OF MANHATTAN
CITY OF NEW YORK
NEW YORK COUNTY NEW YORK

Drawing Title: TOPOGRAPHIC, BOUNDARY AND UTILITY SURVEY

Project No. 170723201
Date 2/11/2022
Drawn By AA
Checked By PDF
Drawing No. VB102
Sheet 02 of 02

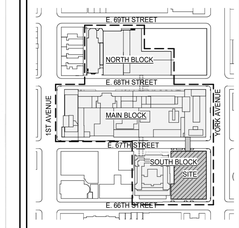
Filename: \langan.com\data\NYC\data\170723201\Project Data_Discipline\Survey\CAD\Catalog\170723201-EXSTRT.dwg Date: 7/18/2022 Time: 08:51 User: adevalos Style Table: Langan.stb Layout: ARCH E1 (2)

Memorial Sloan Kettering Cancer Center

DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:
MSK PAVILION
1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



PROJECT NORTH | TRUE NORTH

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: (212) 964-4040

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300 West 57th Street, 26th Floor
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CANNON DESIGN ARCHITECTURE & ENGINEERING, P.C.
360 Madison Avenue, 11th Floor
New York, NY 10017
TEL: 212-972-9800

ULURP #:
BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

DRAWING TITLE:
SOUTH BLOCK (1461) SURVEY

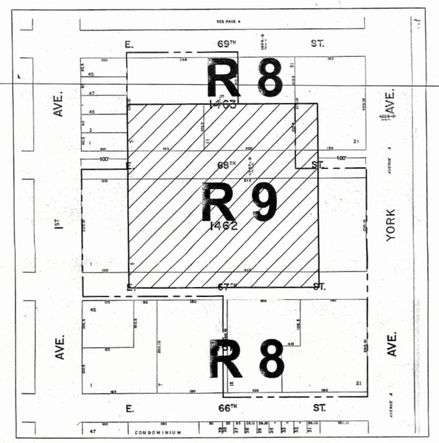
SEAL & SIGNATURE:

DATE: 12/16/22
PROJECT No: 2229
DRAWN: Author REV: 0
CHK: Checker
DWG No: **Z-00B**
SHEET: OF SCALE:

PROJECT NO. 170723201

FILE NAME: C:\Revit Local Files\X-Files\2229-MSK-PAV_ULURP_AA_LAsenz.rvt
PLOT DATE: 1/10/2024 2:56:27 PM

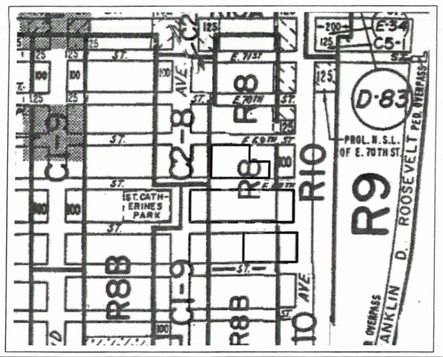
TAX MAP ATT #8



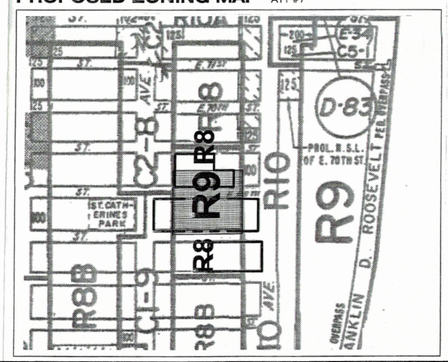
LARGE SCALE COMMUNITY FACILITY DEVELOPMENT PLAN

PORTION OF EXISTING R8 DISTRICT TO BE REMAPPED TO R9

EXISTING ZONING MAP ATT #7



PROPOSED ZONING MAP ATT #7



ZONING CALCULATIONS

Block 1463, lots 5 and 11
(North Campus Block)

Applicable Z. R. Section				
Maps 8c and 9a	1.	Zoning District	R8 / R9 (proposed)	
	2.	Lot area	**60,350.0 sqft**	
Section 22-00	3.	Uses permitted	Use Groups 1-4	
	4.	Uses proposed	Existing uses: Use Group 4, Church New uses: Use Group 4, Rectory Use Group 4, Hospital/Research Laboratory	
Section 24-11	5.	a) Floor area permitted (Community Facility Use) R8: 6.5 FAR R9: 10.0 FAR		
		b) Floor area permitted R8: 23,900 sqft x 6.5 FAR =	155,350 sqft	
		R9: 36,453 sqft x 10.0 FAR =	364,530 sqft	
		Total allowable ZFA =	**519,880 sqft**	
Section 77-22		c) Floor area location by averaging (1) Average FAR North half of site (R8) Weighted Average: 23,900 / (23,900 + 36,453) = 0.396 x 6.5 FAR = 2.57 FAR South half of site (R10) Weighted Average: 36,453 / (23,900 + 36,453) = 0.604 x 10.0 FAR = 6.04 FAR		
		Total Weighted Average on site:	8.61 FAR	
		(2) Floor Area Permitted by location R8: 23,900 sqft x 8.61 FAR =	205,779 sqft	
		R9: 36,453 sqft x 10.0 FAR =	364,530 sqft	
		Total Not to Exceed	**519,880 sqft**	
	6.	Floor area proposed a) By use Existing Building, to remain Church	9,824 sqft	
		New Building Rectory	18,482 sqft	
		Hospital/Research Laboratory	491,574 sqft*	
		Total New Building	**510,056 sqft**	
		Total all buildings	**519,880 sqft**	
		* Floor area in the R8 portion will not exceed 205,779 sqft		
Sections 24-11 72-20	7.	Lot coverage regulations a) Lot coverage permitted Interior and through lot, 65%	60,350 sqft x 0.65 = 39,227.5 sqft	
		b) Maximum lot coverage proposed (See Sheet Z-2) Does not comply; requires Variance from Board and Standards and Appeals (subject of a concurrent application, #130-01-BZ)	75.2%, or 45,362 sqft	
Sections 24-30 24-36	8.	Yard regulations a) 30' rear yard required for interior lot portion; complies see Sheet Z-2.		
24-382		b) 60' rear yard equivalent required for through lot portion; Does not comply; requires Variance from Board of Standards and Appeals (subject of a concurrent application, #130-01-BZ) See Sheet Z-2.		
Sections 24-50 79-21 79-43	9.	Height and setback regulations Does not comply: See Sheet Z-3 Requires authorization from CPC to modify height and setback requirements on portions of streets wholly within the Large Scale Development (East 68th Street). Requires special permit from CPC to modify height and setback regulations on the periphery of the Large Scale Development (East 69th Street).		
Section 13-41	10.	Parking Requirements None required; none provided		
Section 25-72	11.	Loading Requirements a) Loading berth required for hospitals and related facilities 0-10,000 sqft: None 10,001-300,000 sqft: 1 300,001-600,000 sqft: +1 Maximum new community facility use provided: 510,389 sqft; 2 loading bays required.		
		b) Loading berths provided: 2 loading bays. Complies; see Sheet Z-7.		
Section 25-74		c) Minimum Size of Required Berths 33' x 12' x 12' high. Complies; see Sheet Z-7.		
Section 26-00 Section 26-042	12.	Special Urban Design Guidelines - Streetscape a) Street tree planting Complies.		
Section 26-043		b) Street wall articulation Complies.		
Section 26-05		c) Curb Cuts Complies.		
Section 26-06		d) Central Refuse Storage Area Complies.		

Curb Level Calculations for the North Block, based on Site Survey, Sheet S-3 and Sheet Z-2:

69th Street portion of through lot	[48.77' + 41.25'] / 2 = El. + 45.01'
68th Street portion of through lot	[46.99' + 39.53'] / 2 = El. + 43.26'
Mean curb level of the through lot	[45.01' + 43.26'] / 2 = El. + 44.14'
Interior lot, 68th Street	[39.53' + 35.32'] / 2 = El. + 37.43'
Simple average over the entire zoning lot	[45.01' + 41.16'] / 2 = El. + 43.09'
(For level of rear yard and rear yard equivalent)	

Block 1462, lots 1 and 5
(Main Campus Block)

Applicable Z. R. Section				
Maps 8c and 9a	1.	Zoning Districts	C1-9, R10 and R9 (proposed)	
	2.	Lot area		
		C1-9 district	20,083.0 sqft	
		R10 district	20,083.0 sqft	
		R9 district (proposed)	82,944.0 sqft	
		TOTAL	**123,110.0 sqft**	
Section 22-00	3.	Uses permitted		
		C1-9 district	Use Groups 1-6	
		R10 and R9 districts	Use Groups 1-4	
	4.	Uses proposed	Existing uses: Use Group 4, Hospital	
Sections 24-11 33-122	5.	Floor area permitted a) FAR permitted C1-9 district	Commercial use: 2 FAR	
		C1-9, R10 and R9 districts (proposed):	Community Facility use: 10 FAR	
		b) Floor area permitted	10 FAR x lot area	
			10 FAR x 123,110 sqft	1,231,100 sqft*
Section 79-21	6.	Floor area proposed a) Existing hospital floor area, (per DOB #101238213)		967,378 sqft
		b) Existing floor area		967,378 sqft
		c) Maximum new floor area		75,000 sqft*
		d) **Total maximum floor area after enlargement**		**1,042,378 sqft**
Section 24-11	7.	Lot coverage regulations C1-9, R10 and R9 (proposed) districts a) Lot coverage permitted C1-9 district corner lot: 100% coverage permitted	20,083 sqft x 100 = 20,083.0 sqft	
		R10 district corner lot: 75% coverage	20,083 sqft x .75 = 15,062.3 sqft	
		R9 (proposed) district through lot: 65% coverage	82,944 sqft x .65 = 53,913.6 sqft	
		Maximum coverage permitted	**89,058.9 sqft**	
		b) Lot coverage proposed	123,110.0 sqft	
		Existing lot coverage (per BSA #51-67 BZ, approved 4/18/67, for 100% coverage.)	123,110.0 sqft	
Section 24-38	8.	Yard regulations No yards are required; zoning lot is an entire block.		

* Of the new additional floor area (290,310 square feet) permitted as a result of the Zoning Map Amendment in the Main Campus Mid-Block, 75,000 square feet of the New Floor Area shall be allowed for the enlargement or extension of any building in the Main Campus Mid-Block in existence to date as permitted by the Zoning Resolution as a matter of right, pursuant to the terms and conditions of the Restrictive Declaration.

Curb Level Calculations for the Main Campus Block, based on Site Survey, Sheet S-2 and Sheet Z-2:

Corner Lot 1:	[33.42' + 29.73' /2] + [29.11' + 28.43' /2] / 2 = El. + 30.17'
Corner Lot 2:	[28.43' + 27.85' /2] + [28.21' + 30.71' /2] / 2 = El. + 28.8'
Corner Lot 3:	[46.85' + 48.34' /2] + [50.16' + 47.89' /2] / 2 = El. + 48.69'
Corner Lot 4:	[47.89' +45.86' /2] + [45.11' + 42.25' /2] / 2 = El. + 45.28'
Through Lot, 67th Street portion:	[42.25' + 30.71'] / 2 = El. + 36.48'
Through Lot, 68th Street portion	[46.85' + 33.42'] / 2 = El. + 40.41'

Block 1461, lots 13 and 21
(South Campus Block)

Applicable Z. R. Section				
Maps 8c and 9a	1.	Zoning Districts	R10 and R8	
	2.	Lot area		
		R10 district	20,083.0 sqft	
		R8	40,167.0sqft	
		TOTAL	**60,250.0 sqft**	
Section 22-00	3.	Uses permitted	Use Groups 1-4	
	4.	Uses proposed	Existing uses to remain unchanged Use Group 4 Hospital Use Group 4 Hospital staff dwellings	
Section 24-11	5.	Floor area permitted a) FAR permitted R10	Community Facility use: 10 FAR	
		R8	Community Facility use: 6.5 FAR	
		b) Floor area permitted	10 FAR x lot area in R10 zone	
			10 FAR x 20,083 sqft	200,830.0 sqft
			6.5 FAR x lot area in R8 zone	
			6.5 FAR x 40,167 sqft	261,085.5 sqft
			Total	461,915.5 sqft
	6.	Floor area proposed a) Existing hospital floor area to remain (per NB # 52/85)		476,758 sqft
				476,758 sqft
Section 24-11	7.	Lot coverage regulations R10 and R8 districts a) Lot coverage permitted R10 district corner lot: 75% coverage permitted	20,083 x .75 = 15,062.3 sqft	
		R8 through lot: 65% coverage permitted	40,167 x .65 = 26,108.6 sqft	
		Maximum lot coverage permitted	**41,170.9 sqft**	
		b) Existing lot coverage (per NB# 52/85)	30,244 sqft	
Sections 24-30 24-382	8.	Yard regulations No rear yard required for corner lots 60' rear yard equivalent required for through lot portion; 60'-2" provided, in the form of two setbacks from the side streets.		

Curb Level Calculations for the South Block, based on Site Survey, Sheet S-1 and Sheet Z-2:

Corner Lot 1:	[30.55 + 28.05' /2] + [27.59' + 26.41 / 2] /2 = El. + 28.13'
Corner Lot 2:	[29.49' + 26.17' /2] + [25.55' + 26.41 / 2] /2 = El. + 26.9'
Through Lot, 66th Street portion:	[34.50' + 29.49'] / 2 = El. + 32.0'
Through Lot, 67th Street portion:	[36.07' + 30.55'] / 2 = El. + 33.31'

CITY PLANNING COMMISSION
22 READE STREET, NEW YORK, N.Y. 10007
C 010548 ZSM
SPECIAL PERMIT, ZR 79-43
CPC APPROVED 11/28/01 (CAL. NO. 2)
CITY PLANNING DESIGN REVIEW 11/28/01 (CAL. NO. 2)
N 010549 ZAM
AUTHORIZATION ZR 79-21
CPC APPROVED 11/28/01 (CAL. NO. 3)
THE ABOVE RESOLUTION IS ATTACHED TO AND MADE A PART OF THE DIRECTIVE LETTER DATED 12/19/01 FROM THE CITY PLANNING COMMISSION TO THE APPLICANTS.

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MEMORIAL SLOAN - KETTERING CANCER CENTER

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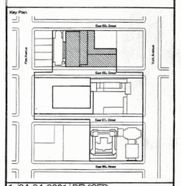
Pre-Construction and Bid, Management
Turner Construction Company
375 Hudson Street
New York, NY 10014

Key Plan



No.	Date	Issue
1	04-24-2001	REVISED
2	05-21-2001	REVISED
3	05-31-2001	REVISED
4	11-07-2001	REVISED
5	11-26-2001	REVISED
6	12-19-2001	AS PER COUNCIL MOD.

Seal + Signature



Sheet Name
Z - 1
ZONING CALCULATIONS, FLOOR AREA SCHEDULE
(ATT # 4)

Project No: AD 200321 Date: 03-30-2001 Scale:

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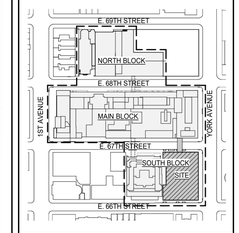
Memorial Sloan Kettering Cancer Center

DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:
MSK PAVILION
1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



PROJECT NORTH / TRUE NORTH

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TEL: 212-972-9800

ULURP #:
BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

DRAWING TITLE:
EXISTING LSCFD ZONING ANALYSIS
1 OF 2

SEAL & SIGNATURE:

DATE: 12/15/22
PROJECT No: 2229
DRAWN: Author REV:
CHK: Checker 0
DWG No: **Z-01**
SHEET: OF SCALE:

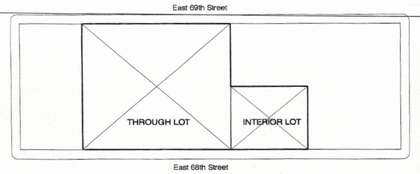
36" x 48" Avail. C SHEET SIZE

FILE NAME: C:\Revit Local Files\X-Files\2229-MSK-PAV_ULURP_AA_Lisamo.rvt
PLOT DATE: 1/10/2024 2:36:28 PM

RELATED BSA ACTIONS

1. VARIANCE PURSUANT TO ZR SECTION 72-21 TO ALLOW 75.2 % COVERAGE ON BLOCK 1463

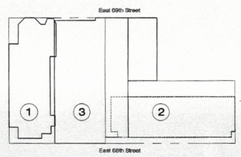
LOT COVERAGE

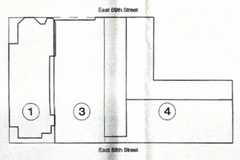


Zoning Lot Area	60,350 sqft
Maximum Coverage	65%
For Interior and Through Lot (0.65) (60,350) =	39,227.5 sqft

Lot Coverage
Lot coverage is calculated based on the single (simple average) curb level established for the zoning lot, namely **El. + 43.09.** Full lot coverage is permitted below 23' above this curb level, or below **El. + 66.09'.**

LOT COVERAGE DIAGRAM





INTERIM DEVELOPMENT

Existing Church (1)	8,820 sqft
Existing Kettering Lab (2)	15,472 sqft
Proposed Lab (3)	21,070 sqft
Total	45,362 sqft
	or 75.2% coverage

FINAL DEVELOPMENT

Existing Church (1)	8,820 sqft
Proposed Mid-rise lab (4)	15,021 sqft
Proposed Lab (3)	21,070 sqft
Total	44,911 sqft
	or 74.4% coverage

LOT COVERAGE

BLOCK	ZONING LOT AREA*	MAXIMUM PERMITTED COVERAGE	EXISTING COVERAGE	COVERAGE TO BE REMOVED***	PROPOSED NEW COVERAGE	TOTAL COVERAGE AFTER DEVELOPMENT
NORTH BLOCK	60,350.0 sqft	R 9 - 65% **Total - 39,227.5 sqft**	Church - 8,820 sqft Rectory - 3,464 sqft Kettering - 15,472 sqft **Total - 27,756 sqft**	For Interim Development - 3,464 sqft For Final Development - 15,472 sqft **Total - 18,936 sqft**	For Interim Development 21,070 sqft For Final Development - 15,021 sqft **Total - 36,091 sqft**	For Interim Development - 45,362 sqft (75.2%) For Final Development - 44,911 sqft (74.4%)
MAIN BLOCK	123,110.0 sqft	C1-9 - 100% 20,083 sqft R 10 - 75% 15,062.3 sqft R 9 - 65% 53,913.6 sqft **Total - 39,058.9 sqft**	C1-9 - 100%* 20,083 sqft R10 - 100%* 20,083 sqft R9 - - 100%* 82,944 sqft **Total - 123,110 sqft**	C1-9 - 16,736.6 sqft R9 - 19,000 sqft **Total - 35,736. 6 sqft**	C1-9 - 16,736.6 sqft R9 - 19,000 sqft **Total - 35,736.6 sqft**	123,110 sqft (100%)
SOUTH BLOCK	60,250 sqft	R10 - 75% 15,062.5 sqft R9 - 65% 26,108.6 sqft **Total - 41,170.9 sqft**	R10 - 11,664 sqft (58.1%) R9 - 18,580 sqft (46.3%) **Total - 30,244 sqft****	NA	NA	30,244 sqft (50.2%)
TOTAL	**243,710 sqft (5.59 acres)**	**169,457.3 sqft**	**181,110.0 sqft**	**54,672.6 sqft**	**71,827.6 sqft**	**198,265.0 sqft**

* Per BSA Item #51-67-BZ, approved 4/18/67.
** Per NB# 52/85, dated 8/11/88.
Demolition estimated as follows:

NORTH BLOCK		MAIN BLOCK	
Rectory	3,464 sqft	1st Avenue frontage	16,736.6 sqft
Kettering Lab	15,472 sqft	Midblock	19,000.0 sqft
Subtotal	18,936 sqft	Subtotal	35,736.6 sqft

2. TEMPORARY FAILURE TO COMPLY (ZR-SECTION 73-642)

Zoning Lot Area	60,350 sqft
R8: 23,900 sqft x 6.5 FAR	= 155,350 sqft ZFA
R9: 36,453 sqft x 10.0 FAR	= 364,530 sqft ZFA
Total allowable ZFA	= 519,880 sqft ZFA

Interim Development

Existing Church	9,824 sqft
Existing Kettering Lab	185,209 sqft
Proposed Lab "tower"	425,020 sqft
Total	**620,053 sqft ***

\- exceeds maximum allowable floor area

Final Development

Existing Church	9,824 sqft
Proposed Lab "tower"	425,020 sqft
Proposed Lab mid-rise building	85,036 sqft
Total	**519,880 sqft**

***Interim overbuilt condition is rectified by the completion of the project.**

FLOOR AREA

BLOCK	MAXIMUM PERMITTED ZONING FA	EXISTING ZONING FLOOR AREA	ZONING FLOOR AREA TO BE DEMOLISHED*	PROPOSED NEW ZONING FLOOR AREA	TOTAL ZONING FLOOR AREA AFTER DEVELOPMENT
NORTH BLOCK	R8: 155,350 sqft R9: 364,530 sqft Total 519,880 sqft	205,425 sqft	195,601sqft	510,056 sqft	519,880 sqft
MAIN BLOCK	Based on C1-9, R9 and R10: 1,231,110 sqft	967,378 sqft *		Maximum of 75,000 sqft ①	Maximum of 1,042,378 sqft
SOUTH BLOCK	Based on R8 and R10: 461,915.5 sqft	476,758 sqft**	NA	NA	476,758 sqft ②
TOTAL	2,212,905.5 sqft	1,649,561 sqft	445,601 sqft	585,056 sqft	2,039,016 sqft ②

Demolition estimated as follows:
NORTH BLOCK

Rectory	10,392 sqft
Kettering Lab	+185,209 sqft
Subtotal	195,601 sqft

* This number is based on an open application (# 101248213) at the Department of Buildings for an infill/ roof addition project, currently under construction.
** Based on Building Department NB# 52/85.

NOTE:
① Of the new additional floor area (290,310 square feet) permitted as a result of the Zoning Map Amendment in the Main Campus Mid-Block, 75,000 square feet of the New Floor Area shall be allowed for the enlargement or extension of any building in the Main Campus Mid-Block in existence to date as permitted by the Zoning Resolution as a matter of right, pursuant to the terms and conditions of the Restrictive Declaration.

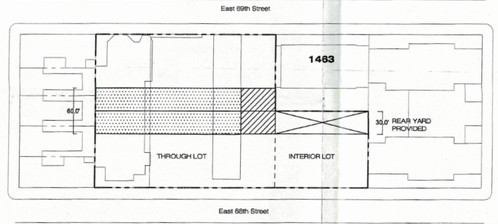
② Total floor area of the Large Scale Community Facility Development will not exceed the permitted floor area of 2,039,016 sqft.

CITY PLANNING COMMISSION ACTIONS

1. Zoning Map change from R8 to R9.
Pursuant to the Large Scale Community Facility Development Plan:
1. Authorization to distribute floor area without regard to zoning lot lines, pursuant to ZR Section 79-21.
2. Authorization to modify height and setback on streets internal to the Large Scale Plan (specifically East 68th Street on the North Block) pursuant to ZR Section 79-21.
3. Special permit to modify height and setback on peripheral streets of the Large Scale Plan (specifically East 69th Street on the North Block) pursuant to ZR Section 79-43.

Related Actions at the Board of Standards and Appeals (Application # 130-01-BZ)
1. Special permit to allow "temporary failure to comply," pursuant to ZR Section 73-642.
2. Variance for lot coverage, pursuant to ZR Section 72-21.
3. Variance to waive rear yard equivalent, pursuant to ZR Section 72-21.

3. VARIANCE PURSUANT TO ZR SECTION 72-21 TO WAIVE REAR YARD EQUIVALENT



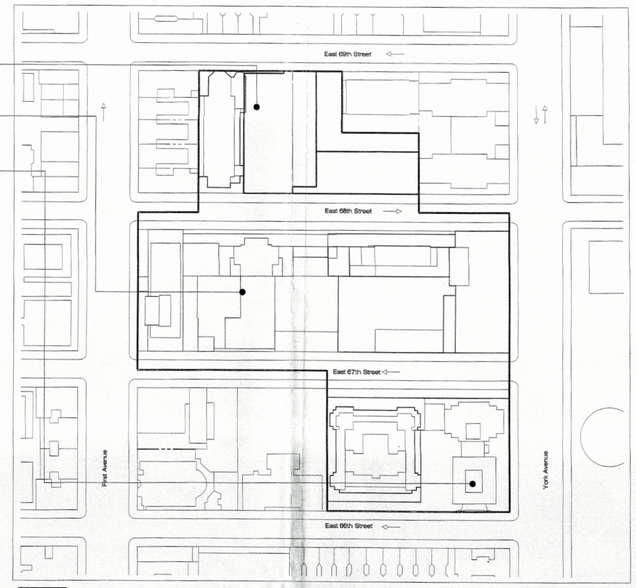
30' rear yard provided on interior lot portion of the zoning lot

Portion of Rear Yard Equivalent provided

Rear yard equivalent to be waived on through lot portion of the zoning lot

NOTE: The elevation of the rear yard and the rear yard equivalent is El. +43.09'.

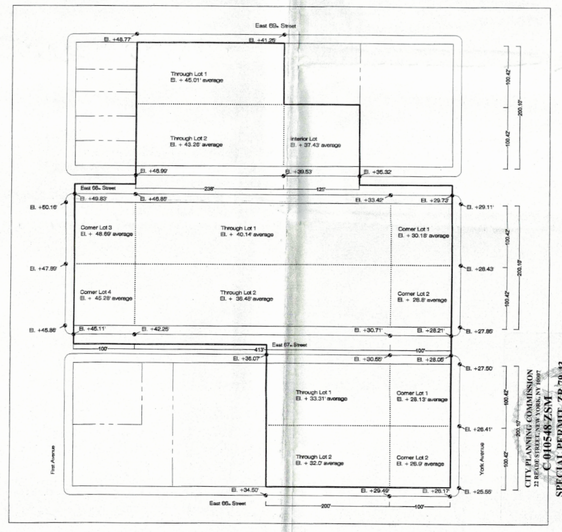
PROPOSED LARGE SCALE COMMUNITY FACILITY DEVELOPMENT PLAN



Boundary for proposed large scale plan

For details, see sheet Z-6

CURB LEVEL CALCULATION



CITY PLANNING COMMISSION
25 BEAVER STREET, NEW YORK, N.Y. 10004
SPECIAL PERMIT CP-22343
CPC APPROVED FEB 21, 2002
CITY COUNCIL ADOPTED FEB 21, 2002 (RES. NO. 2194)
NOTICE OF ADOPTION MAY 15, 2002
AUTHORIZATION CP-22921
CPC APPROVED FEB 12, 2003 (CAL. NO. 3)
CITY COUNCIL ADOPTED FEB 12, 2003
THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS ARE THE APPROVED PLANS FOR THE ABOVE CITY PLANNING ACTIONS
CITY PLANNING DESIGNATED COPY

MEMORIAL SLOAN - KETTERING CANCER CENTER

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Mechanical Electrical and Life Safety Systems
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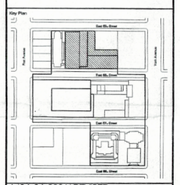
New York, NY 10121
212 615-3600, Fax 212 736-3519

Pre-Construction and Const. Management
Turner Construction Company
375 Hudson Street
New York, NY 10014

Key Plan



1	04-24-2001 | REVISED
2	05-21-2001 | REVISED
3	05-31-2001 | REVISED
4	11-07-2001 | REVISED
5	11-28-2001 | REVISED
6	12-19-2001 | AS PER COUNCIL MOD.

No. | Date | Issue

Seal + Signature

Sheet Name
Z - 2
ZONING NOTES
(ATT # 4)

Project No. AD 200321 | Date 03-30-2001 | Scale

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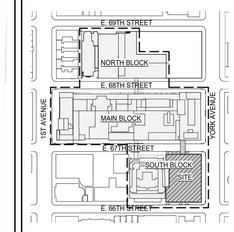
Memorial Sloan Kettering Cancer Center
DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:
MSK PAVILION
1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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PROJECT LEAD:
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New York, NY 10017
TEL: 212-972-9600

ULURP #:
BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

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CONSULTANT:
AAI ARCHITECTS, P.C.

DRAWING TITLE:
EXISTING LSCFD ZONING ANALYSIS
2 OF 2

SEAL & SIGNATURE:

DATE:	12/15/22
PROJECT No:	2229
DRAWN: Author	REV:
CHK: Checker	0
DWG No:	Z-02
SHEET: OF	SCALE:

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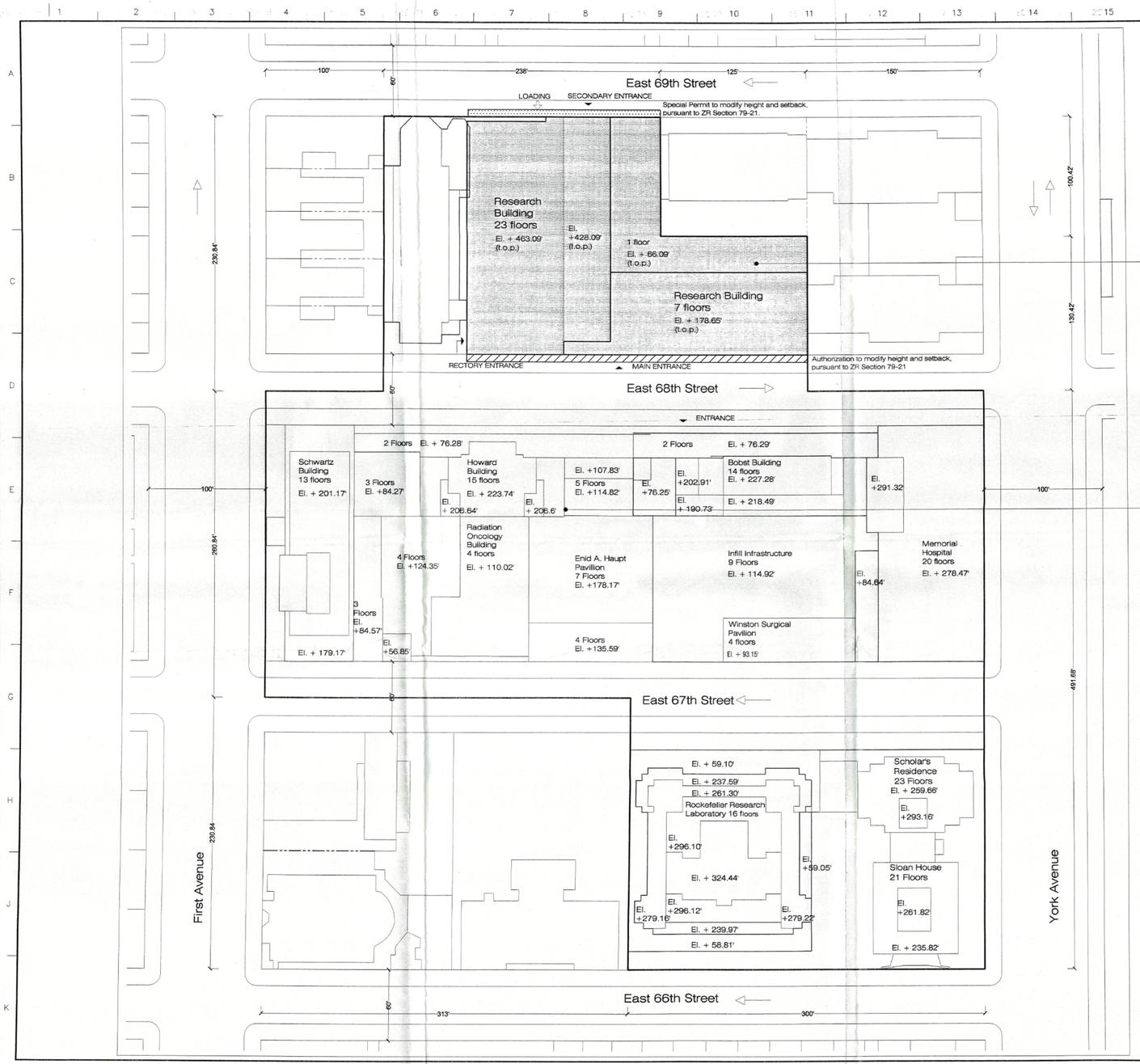

North Campus Block (Block 1463) is limited to 519,880 sqft.

FUTURE FLOOR AREA DISTRIBUTION

Of the new additional floor area (290,310 square feet) permitted as a result of the Zoning Map Amendment in the Main Campus Mid-Block, 75,000 square feet of the New Floor Area shall be allowed for the enlargement or extension of any building in the Main Campus Mid-Block in existence to date as permitted by the Zoning Resolution as a matter of right, pursuant to the terms and conditions of the Restrictive Declaration.

For Average Curb Level Information see Sheet Z-2

NEW DEVELOPMENT

BOUNDARY OF PROPOSED LARGE SCALE PLAN

CITY PLANNING COMMISSION
22 READE STREET, NEW YORK, NY 10007
C 010548 ZSM
SPECIAL PERMIT ZR 79-43
CPC: APPROVED 11/28/01 (CAL. NO. 2)
CITY COUNCIL: ADOPTED 12/19/01 (RES. NO. 2194)
N 010549 ZAM
AUTHORIZATION ZR 79-21
CPC: APPROVED 11/28/01 (CAL. NO. 3)
SUBJECT TO UNDISTURBED DESIGNATION OF ENTIRE SITE
ALL APPLICABLE PROVISIONS OF ZONING TO BE FULLY COMPLIED WITH UNLESS MODIFIED BY THE CITY OF NEW YORK.
CITY PLANNING DOCKET COPY

FUTURE DEVELOPMENT FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE

1	04-24-2001 | REVISED
2	05-21-2001 | REVISED
3	05-31-2001 | REVISED
4	11-07-2001 | REVISED
5	11-26-2001 | REVISED
6	12-19-2001 | AS PER COUNCIL MOD.

Z - 6
PROPOSED CAMPUS ROOF PLAN
(ATT # 2)

Project No: AD 200321 | Date: 03-30-2001 | Scale: 1/32" = 1'-0"

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Client
MEMORIAL SLOAN - KETTERING CANCER CENTER

Architects
SOM
Skidmore, Owings & Merrill LLP
14, Wall Street
New York, NY 10005
212 298-9300, Fax 212 298-9500

Zimmer Gunsul Frasca Partnership
7920 Norfolk Avenue, Suite 600
Bethesda, MD 20814
301 986-1954

gpr Planners Collaboration
2900 Westchester Avenue, Suite 302
Purchase, NY 10577
914 253-6744, Fax 914 253-6863

Structural Engineer
SOM
Skidmore, Owings & Merrill LLP
224 S. Michigan Avenue, Suite 1000
Chicago, IL 60604
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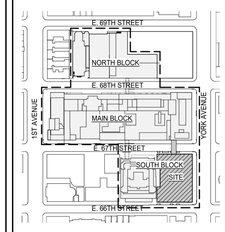
Mechanical, Electrical and Life Safety Systems
Cosentini Associates
2 Pennsylvania Plaza - 3rd Floor
New York, NY 10121
212 615-3600, Fax 212 736-3519

Pre-Construction and Bid Management
Turner Construction Company
375 Hudson Street
New York, NY 10014

Memorial Sloan Kettering Cancer Center
DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:
MSK PAVILION
1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:


PROJECT NORTH | TRUE NORTH

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: (212) 964-4040

DESIGN ARCHITECT:
FOSTER + PARTNERS
300 West 57th Street, 26th Floor
New York, NY 10019
TEL: (212) 641-9600

PROJECT LEAD:
CANNON DESIGN ARCHITECTURE & ENGINEERING, P.C.
360 Madison Avenue, 11th Floor
New York, NY 10017
TEL: 212-972-9800

ULURP #:
BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

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CONSULTANT:
AAI ARCHITECTS, P.C.

DRAWING TITLE:
EXISTING LSCFD ZONING LOT SITE PLAN

SEAL & SIGNATURE:

DATE: 12/15/22
PROJECT No: 2229
DRAWN: Author
CHK: Checker
REV: 0
DWG No: Z-06
SHEET: OF
SCALE:

36" x 48" Arch E SHEET SIZE
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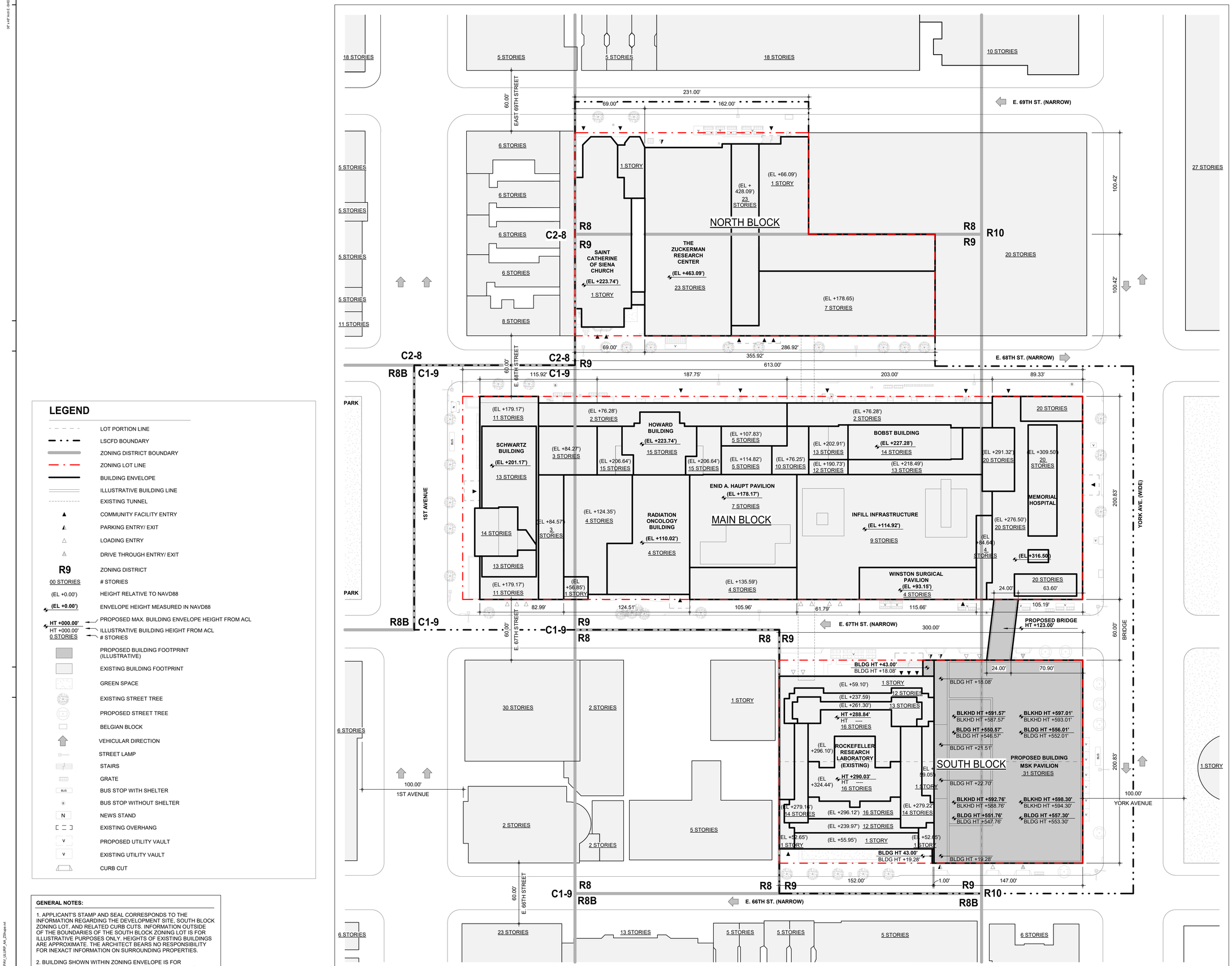


LEGEND

- LOT PORTION LINE
- LSCFD BOUNDARY
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- EXISTING TUNNEL
- COMMUNITY FACILITY ENTRY
- PARKING ENTRY/ EXIT
- LOADING ENTRY
- DRIVE THROUGH ENTRY/ EXIT
- R9 — ZONING DISTRICT
- 00 STORIES — # STORIES
- (EL +0.00') — HEIGHT RELATIVE TO NAVD88
- (EL +0.00') — ENVELOPE HEIGHT MEASURED IN NAVD88
- HT +000.00' — PROPOSED MAX. BUILDING ENVELOPE HEIGHT FROM ACL
- HT +000.00' — ILLUSTRATIVE BUILDING HEIGHT FROM ACL
- 0 STORIES — # STORIES
- PROPOSED BUILDING FOOTPRINT (ILLUSTRATIVE)
- EXISTING BUILDING FOOTPRINT
- GREEN SPACE
- EXISTING STREET TREE
- PROPOSED STREET TREE
- BELGIAN BLOCK
- VEHICULAR DIRECTION
- STREET LAMP
- STAIRS
- GRATE
- BUS — BUS STOP WITH SHELTER
- BUS STOP WITHOUT SHELTER
- N — NEWS STAND
- EXISTING OVERHANG
- V — PROPOSED UTILITY VAULT
- V — EXISTING UTILITY VAULT
- CURB CUT

GENERAL NOTES:

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, SOUTH BLOCK ZONING LOT, AND RELATED CURB CUTS. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE SOUTH BLOCK ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. HEIGHTS OF EXISTING BUILDINGS ARE APPROXIMATE. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

2. BUILDING SHOWN WITHIN ZONING ENVELOPE IS FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE, INCLUDING BUT NOT LIMITED TO ENTRY LOCATIONS AND QUANTITY, AND OTHER DESIGN FEATURES.

3. BUILDING ENTRANCES AND STREET TREES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE SUBJECT TO CHANGE, INCLUDING BUT NOT LIMITED TO LOCATIONS AND QUANTITY.

0' 20' 40' 80'

LSCFD SITE PLAN (PROPOSED) 1
1" = 30'-0"

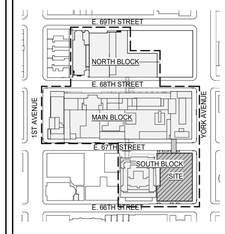
Memorial Sloan Kettering Cancer Center

DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:

MSK PAVILION
1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



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360 Madison Avenue, 11th Floor
New York, NY 10017
TEL: 212-972-9800

ULURP #:
BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

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CONSULTANT:
AAI ARCHITECTS, P.C.

DRAWING TITLE:
LSCFD SITE PLAN (PROPOSED)

SEAL & SIGNATURE:	DATE: 12/16/22
	PROJECT No: 2229
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	CHK: Checker 0
	DWG No: Z-10
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PLOT DATE: 1/12/2024 11:23:26 AM

36" x 48" Avid E - SHEET SIZE

FLOOR AREA

Large Scale Community Facility Development	Block	Lot	Building	Address	ZONING FLOOR AREA: Residential Existing	Residential Proposed	Commercial Existing	Commercial Proposed	Community Facility Existing	Community Facility Proposed	Community Facility Subtotal	Total	Max Permitted Floor Area	Remaining Floor Area	Parking	Loading Req'd
North Block Zoning Lot	1463	5	Church of Saint Catherine of Siena	410 E 68th St.	0	0	0	0	9,824	0	9,824	519,880	519,880	0	Not req'd	0
	1463	7501	Mortimer B. Zuckerman Research Center	411 E 68th St.	0	0	0	0	510,056	0	510,056				Not req'd	2
Main Block Zoning Lot	1462	1	Schwartz Cancer Research Building	1250 1st Ave.	0	0	0	0	966,162	0	966,162	966,162	1,231,100	264,938	Not req'd	4
	1462	5	Memorial Hospital	1275 York Ave.											Not req'd	
South Block Zoning Lot	1461	13	Rockefeller Research Laboratory	430 E 67th St.	0	0	0	0	227,936	(2,080) [1]	225,856	867,438 [3]	602,500	(264,938)	Not req'd	4
	1461	21	Scholar & Sloan	1233 York Ave.	206,884	(206,884) [2]	0	0	41,938	(41,938) [2]	0				Not req'd	
	1461	21	MSK Pavilion (Development Site)	1233 York Ave.	0	0	0	0	0	641,582 [3]	**641,582**				Not req'd, 263 provided	
				Subtotal	206,884	(206,884)	0	0	1,755,916	597,564	2,353,480					
				Total	0		0		2,353,480		2,353,480 [4]	2,353,480	2,353,480 [4]	0	263	10

1 Proposed partial demolition of Rockefeller Research Labs
2 Proposed full demolition of Scholar & Sloan
3 Includes 264,938 SF floor area transfered from Main Block zoning lot
4 Assumes the approval of zoning map amendment for block 1461 Lot 13 and westerly portion of Lot 21 from R8 to R9.

PRIOR ACTIONS	
A	Zoning Map Amendment (C 010547 ZMM) to rezone midblock portions of Blocks 1462 and 1463 within the MSKCC Main Campus from R8 to R9.
B	Establishment of the 2001 LSCFD for the MSKCC Main Campus.
C	Approval of the 2001 Special Permit (C 010548 ZSM) to modify the required height and setbacks regulations along East 69th Street, a peripheral street of the 2001 LSCFD, to facilitate the 23-story research facility on the North Block.
D	Approval of the 2001 Zoning Authorization (N 010549 ZAM) to permit the modification to height and setback requirements along East 68th Street, an internal street of the 2001 LSCFD to facilitate the 23-story research facility on the North Block.
E	BSA variance (Cal. No 130-01-BZ) to waive (a) lot coverage and (b) rear yard equivalent regulations to facilitate construction of new the 23-story research facility on the North Block.
F	BSA variance (Cal. No 51-67-BZ) to waive lot coverage regulations to facilitate construction of new Memorial Hospital on Main Block.

REQUIRED ACTIONS	
1.	Zoning map amendment to rezone Block 1461, Lot 13 and the western portion of Lot 21 from R8 to R9.
2.	Zoning text amendment to ZR Section 79-43 to authorize CPC, by special permit, to permit modification of regulations relating to lot coverage and signage within an LSCFD.
3.	Authorizations pursuant to ZR Section 79-21 to allow for the location of a new 31-story inpatient hospital building within the 2001 LSCFD without regard for (a) height and setback regulations and (b) rear yard regulations & (c) floor area for all zoning lots within the LSCFD to be distributed without regard for zoning lot lines.
4.	Special Permit pursuant to ZR Section 79-43, as amended, to permit modifications of regulations relating to height, setback, lot coverage, and signage to facilitate construction of the Proposed Project.
5.	Modification the 2001 LSCFD to update the site plans and zoning calculations previously authorized by CPC (M 010548(A)ZSM).
6.	Modification as required to the 2001 LSCFD Restrictive Declaration (2001 Approvals).
7.	Curb cut certification pursuant to ZR Section 26-15.
8.	Revocable Consent to enable the two-story bridge above the street.

ZONING ANALYSIS

LARGE-SCALE COMMUNITY FACILITY DEVELOPMENT	South Block Zoning Lot	Main Block Zoning Lot	North Block Zoning Lot
COMMUNITY DISTRICT:	Manhattan 8	Manhattan 8	Manhattan 8
BLOCK:	1461	1462	1463
LOT:	13, 21	1, 5	5, 7501
ZONING MAP:	8c	8c, 9a	8c, 9a
ZONING DISTRICT:	R9, R10	C1-9, R9, R10	R8, R9
LOT AREA:	60,250.00 SF	123,110.00 SF	60,350.00 SF

LARGE SCALE DEVELOPMENT ZONING LOT			SOUTH BLOCK ZONING LOT				MAIN BLOCK ZONING LOT					NORTH BLOCK ZONING LOT				Proposed LSCFD Total
BLOCK			**1461**				**1462**					**1463**				
LOT			**13, 21**				**1, 5**					**5, 75001**				
ZR SECTION	**No.**	**ITEM**				**COMPLIANCE / NOTES**					**COMPLIANCE / NOTES**				**COMPLIANCE / NOTES**	
	1	**ZONING DISTRICT(S)**	**R9, R10**			***See req'd action #1***	**C1-9, R9, R10**					**R8, R9**				
	2	**ZONING LOT AREA**														**Total zoning lot area:**
		Zoning District	**R9**	**R10**	**Total**	N/A	**C1-9**	**R9**	**R10**	**Total**		**R8**	**R9**	**Total**		**Total**
		Total Area	40,167.00 SF	20,083.00 SF	60,250.00 SF		20,083.00 SF	82,944.00 SF	20,083.00 SF	123,110.00 SF		23,900.00 SF	36,453.00 SF	60,350.00 SF	*Complies*	**243,710.00 SF**
	3	**USE**														**Proposed UG:**
22-10		Permitted Uses	**R9**	**R10**	**Total**	*Complies*	**C1-9**	**R9**	**R10**	**Total**	*Complies*	**R8**	**R9**	**Total**	*Complies*	
32-10		Proposed Uses	UG 1,2,3,4,6C	UG 1,2,3,4,6C	UG 1,2,3,4,6C		UG 1,2,3,5,6	UG 1,2,3,4,6C	UG 1,2,3,4,6C	*UG 1,2,3,4,5,6, 6c*		UG 1,2,3,4, 6C	UG 1,2,3,4, 6C	UG 1,2,3,4, 6C		
		Proposed Uses	UG 4: Community Facility	UG 4: Community Facility	UG 4		UG 4	UG 4	UG 4	UG 4		UG 4	UG 4	UG 4		
		Proposed Total			**UG 4**					**UG 4**				**UG 4**		**UG 4**
	4	**FAR**														
		Permitted (Entire Zoning Lot)														
			R9	**R10**		N/A	**C1-9**	**R9**	**R10**			**R8**	**R9**			
23-153, 34-112		Residential:	7.52	10.00			10.00	7.52	10.00			7.20	7.52			
24-11		Community Facility:	10.00	10.00			10.00	10.00	10.00			6.50	10.00			
33-122		Commercial:	N/A	N/A			2.00	N/A	N/A			N/A	N/A			
23-15, 24-161, 33-123		**Max All Uses:**	**10.00**	**10.00**			**10.00**	**10.00**	**10.00**			7.20	**10.00**			
		Existing to Remain														
			R9	**R10**		N/A	**C1-9**	**R9**	**R10**			**R8**	**R9**			
		Residential:	0.00	0.00			0.00	0.00	0.00			0.00	0.00			
		Community Facility:	5.62	0.00			10.00	10.00	10.00			6.50	10.00			
		Commercial:	N/A	N/A			0.00	N/A	N/A			N/A	N/A			
		Total All Uses:	**5.62**	**0.00**			**10.00**	**10.00**	**10.00**			**6.50**	**10.00**			
		Proposed New														
			R9	**R10**		N/A	**C1-9**	**R9**	**R10**			**R8**	**R9**			
		Residential:	0.00	0.00			0.00	0.00	0.00			0.00	0.00			
		Community Facility:	4.39	23.17			0.00	0.00	0.00			0.00	0.00			
		Commercial:	N/A	N/A			0.00	0.00	0.00			N/A	N/A			
		Total All Uses:	**4.39**	**23.17**			**0.00**	**0.00**	**0.00**			**0.00**	**0.00**			
		Proposed Total (Existing to Remain + Proposed New)														
			R9	**R10**		***Does not comply, waiver requested, see req'd action #3***	**C1-9**	**R9**	**R10**		***Does not comply, waiver previously granted, see prior action A***	**R8**	**R9**		*Complies*	
		Residential:	0.00	0.00			0.00	0.00	0.00			0.00	0.00			
		Community Facility:	10.01	23.17			10.00	10.00	10.00			6.50	10.00			
		Commercial:	N/A	N/A			0.00	0.00	0.00			N/A	N/A			
		Total All Uses:	**10.01**	**23.17**			**10.00**	**10.00**	**10.00**			**6.50**	**10.00**			
	5	**FLOOR AREA**														**Total LSCFD floor area:**
		Permitted														
			R9	**R10**	**Total**	N/A	**C1-9**	**R9**	**R10**	**Total**	***Does not comply, waiver previously granted, see prior action A, B***	**R8**	**R9**	**Total**	*Complies*	
		Residential:	302,055.84 SF	200,830.00 SF	502,885.84 SF		200,830.00 SF	623,738.88 SF	200,830.00 SF	1,025,398.88 SF		172,080.00 SF	274,126.56 SF	446,206.56 SF		
		Community Facility:	401,670.00 SF	200,830.00 SF	602,500.00 SF		200,830.00 SF	829,440.00 SF	200,830.00 SF	1,231,100.00 SF		155,350.00 SF	364,530.00 SF	519,880.00 SF		
		Commercial:	N/A	N/A	N/A		40,166.00 SF	N/A	N/A	40,166.00 SF		N/A	N/A	N/A		
		Max All Uses:	**401,670.00 SF**	**200,830.00 SF**	**602,500.00 SF**		**200,830.00 SF**	**829,440.00 SF**	**200,830.00 SF**	**1,231,100.00 SF**		**155,350.00 SF**	**364,530.00 SF**	**519,880.00 SF**		
		Existing to Remain														
			R9	**R10**	**Total**	N/A	**C1-9**	**R9**	**R10**	**Total**		**R8**	**R9**	**Total**	*Complies*	
		Residential:	0.00 SF	0.00 SF	0.00 SF		0.00 SF	0.00 SF	0.00 SF	0.00 SF		0.00 SF	0.00 SF	0.00 SF		
		Community Facility:	225,856.00 SF	0.00 SF	225,856.00 SF		See total	See total	See total	966,162.00 SF		155,350.00 SF	364,530.00 SF	519,880.00 SF		
		Commercial:	0.00 SF	0.00 SF	0.00 SF		0.00 SF	0.00 SF	0.00 SF	0.00 SF		N/A	N/A	N/A		
		Total All Uses:	**225,856.00 SF**	**0.00 SF**	**225,856.00 SF**		**0.00 SF**	**0.00 SF**	**0.00 SF**	**966,162.00 SF**		**155,350.00 SF**	**364,530.00 SF**	**519,880.00 SF**		
		Proposed New														
			R9	**R10**	**Total**	N/A	**C1-9**	**R9**	**R10**	**Total**		**R8**	**R9**	**Total**	*Complies*	
		Residential:	0.00 SF	0.00 SF	0.00 SF		0.00 SF	0.00 SF	0.00 SF	0.00 SF		0.00 SF	0.00 SF	0.00 SF		
		Community Facility:	176,335.17 SF	465,246.83 SF	641,582.00 SF		0.00 SF	0.00 SF	0.00 SF	0.00 SF		0.00 SF	0.00 SF	0.00 SF		
		Commercial:	0.00 SF	0.00 SF	0.00 SF		0.00 SF	0.00 SF	0.00 SF	0.00 SF		N/A	N/A	N/A		
		Total All Uses:	**176,335.17 SF**	**465,246.83 SF**	**641,582.00 SF**		**0.00 SF**	**0.00 SF**	**0.00 SF**	**0.00 SF**		**6.50 SF**	**10.00 SF**	**16.50 SF**		
		Proposed Total (Existing to Remain + Proposed New)														
			R9	**R10**	**Total**	***Does not comply, waiver requested, see req'd action #3***	**C1-9**	**R9**	**R10**	**Total**	*Complies*	**R8**	**R9**	**Total**	*Complies*	
		Residential:	0.00 SF	0.00 SF	0.00 SF	Floor area transfer from Main Block 264,938.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF		0.00 SF	0.00 SF	0.00 SF		
		Community Facility:	402,191.17 SF	465,246.83 SF	867,438.00 SF	Max permitted floor area on South Block Zoning Lot 602,500.00 SF	See total	See total	See total	966,162.00 SF		155,350.00 SF	364,530.00 SF	519880.00		
		Commercial:	0.00 SF	0.00 SF	0.00 SF		0.00 SF	0.00 SF	0.00 SF	0.00 SF		N/A	N/A	N/A		
		Total All Uses:	**402,191.17 SF**	**465,246.83 SF**	**867,438.00 SF**	Max permitted after transfer 867,438.00 SF	**0.00 SF**	**0.00 SF**	**0.00 SF**	**966,162.00 SF**		**155,350.00 SF**	**364,530.00 SF**	**519,880.00 SF**		**2,353,480.00 SF**
	6	**LOT COVERAGE (ENTIRE ZONING LOT)**														
		Lot	**Permitted**	**Existing to Remain:**	**Proposed New:**	**Proposed Total (Existing to remain + Proposed new):**	**Lot**	**Permitted**	**Existing to Remain**	**Proposed New**	**Proposed Total (Existing to remain + Proposed new):**	**Lot**	**Permitted**	**Existing to Remain**	**Proposed New**	**Proposed Total (Existing to remain + Proposed new):**
24-11, 24-12		For Corner Lot 1	75%	0%	100%	**100%**	for C1-9	100%	100%	0%	**100%**	For R-9	65%	74.4%	0%	**74.4%**
		For Corner Lot 2	75%	0%	100%	**100%**	for R10 Corner lot	75%	100%	0%	**100%**					
24-11, 24-12		For Through lot 1	65%	46%	24%	**70%**	for R9 Through lot	65%	100%	0%	**100%**					
		For Through lot 2	65%	46%	24%	**70%**										
	7	**YARD REGULATIONS**														
			R9	**R10**			**C1-9**	**R9**	**R10**			**R8**	**R9**			
24-35(b)		Side Yard Required	N/A	N/A		*Complies*	None Req'd				*Complies*	None Req'd	None Req'd		*Complies*	
		Side Yard Proposed	N/A	N/A		*Complies*						None Req'd	None Req'd			
24-361		Rear Yard Required	30.00 SF	N/A		*Complies*	None Req'd				*Complies*	30'	30' (interior lot), 60' (through lot)			
24-382, 24-33(b)(3)		Rear Yard Proposed	Existing permitted rear yard equivalent obstruction at through lot for existing building. Proposed new pavilion building does not comply. See Rear Yard Equivalent Diagram on Z-22	N/A		***Does not comply, waiver requested, see req'd action #3***						30'	30' rear yard provided for interior lot, 60' rear yard equivalent to be waived on through lot			***Does not comply, waiver previously granted, see prior action E***
	8	**HEIGHT/ SETBACK**				See proposed waiver sections on Z-31, Z-32, Z-33, Z-34										
			York Avenue (100' Wide Street)				Existing building				*Complies*	Existing building				***Does not comply, waiver previously granted, See prior action C***
			R9	**R10**												
24-522		Max. Front Wall Height	85'	85'		***Does not comply, waiver requested, see req'd action #3, #4***										
24-522		Initial Setback Required	15'	15'		***Does not comply, waiver requested, see req'd action #4***										
		Initial Setback Proposed	None	None												
24-522		Slope over Zoning Lot Required	5.6 to 1	5.6 to 1		***Does not comply, waiver requested, see req'd action #4***										
		Slope over Zoning Lot Proposed	None	None												
			E 67th Street (60' Narrow Street)													
			R9	**R10**												
24-522		Max. Front Wall Height	85'	85'		***Does not comply, waiver requested, see req'd action #3, #4***										
24-522		Initial Setback Required	20'	20'		***Does not comply, waiver requested, see req'd action #3***										
		Initial Setback Proposed	None	None												
24-522		Slope over Zoning Lot Required	2.7 to 1	2.7 to 1		***Does not comply, waiver requested, see req'd action #3***										
		Slope over Zoning Lot Proposed	None	None												
			E 66th Street (60' Narrow Street)													
			R9	**R10**												
24-522		Max. Front Wall Height	85'	85'		***Does not comply, waiver requested, see req'd action #3, #4***										
24-522		Initial Setback Required	20'	20'		***Does not comply, waiver requested, see req'd action #4***										
		Initial Setback Proposed	None	None												
24-522		Slope over Zoning Lot Required	2.7 to 1	2.7 to 1		***Does not comply, waiver requested, see req'd action #4***										
		Slope over Zoning Lot Proposed	None	None												
	9	**LOADING**														**Total Loading Berths**
			R9		**R10**	**Total**										
25-72		Required (Hospital and related facilities)	First 10,000 SF 0		First 10,000 SF 0											
			Next 290,000 SF 1		Next 290,000 SF 1											
			Each additional 300,000 sf 1		Each additional 300,000 SF 1	**Total**										
		Proposed Community Facility (SF)	402,191.17 SF		465,246.83 SF	867,438.00 SF										
		Required Loading Berth(s)	2		2	4			4				2			**8**
		Existing Loading Berth(s)	2		0	2			4				2			
		Proposed Loading Berth(s)	0		3	**3**			0				0			**3**
25-74		Size of Required Berth in R9/R10 for hospital and related facilities	33'x12'x12' each		33'x12'x12' each											
	10	**PARKING**														**Proposed Total Parking**
		Proposed number of beds for this Pavilion Project	206			*None req'd*	None Req'd				*None Req'd*	None Req'd			*None Req'd*	
			R9		**R10**											
25-31		Required (Hospital and related facilities)	1 per 10 beds		1 per 10 beds											
		Total required	21													
25-33		Waiver of Requirements for Spaces Below Minimum Number	40		40											
		Total required	**0**													
		Total proposed	**263**			*Complies*	None				*Complies*	None			*Complies*	**263**
	11	**CURB CUTS**														
26-15			**York Avenue (100' Wide Street)**	**E 67th Street (60' Narrow Street)**	**E 66th Street (60' Narrow Street)**											
		Number of curb cuts allowed	None	1	1	***Does not comply, waiver requested, see req'd action #7***	Existing site condition				*Complies*	Existing site condition			*Complies*	
		Number of curb cuts proposed	None	4	3											
	12	**STREET TREES**														
			York Avenue (100' Wide Street)	**E 67th Street (60' Narrow Street)**	**E 66th Street (60' Narrow Street)**	**Total**										
26-41		Street Frontage (linear ft)	200.83	300	300	800.83	*Complies*									
		Street Trees Required (1 per 25 ft of street)	8	12	12	32	12 trees will be provided on-site, 20 trees will be provided off-site. Planting pursuant to DPR determination									
		Street Trees Existing	5	3	7	15										
		Street Trees to be removed to make way for curb cuts or utility	2	1	1	4										
		Total Street Trees / Proposed	4	2	6	**12**										
		Provided off-site or paid into a Fund Pursuant to ZR 26-41	4	10	6	**20**										

1 Main Block floor area based on zoning survey completed by Studio Castellano dated 11.11.2022. 1,042,378.00 SF permitted pursuant to prior action A, see drawing Z-2, Note 2.

FILE NAME: C:\Revit Local Files\X:Allies2225\24MSK-FAV_ULURP_AA_JJuarez.rvt
PLOT DATE: 11/7/2024 6:44:52 PM

Memorial Sloan Kettering Cancer Center

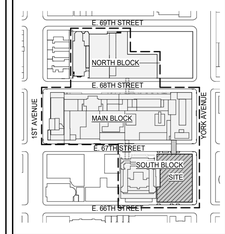
DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:

MSK PAVILION

1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



PROJECT NORTH

TRUE NORTH

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: (212) 964-4040

DESIGN ARCHITECT:
FOSTER + PARTNERS
300 West 57th Street, 26th Floor
New York, NY 10019
TEL: (212) 641-9600

PROJECT LEAD:
CANNON DESIGN ARCHITECTURE & ENGINEERING, P.C.
360 Madison Avenue, 11th Floor
New York, NY 10017
TEL: 212-972-9800

ULURP #:

BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

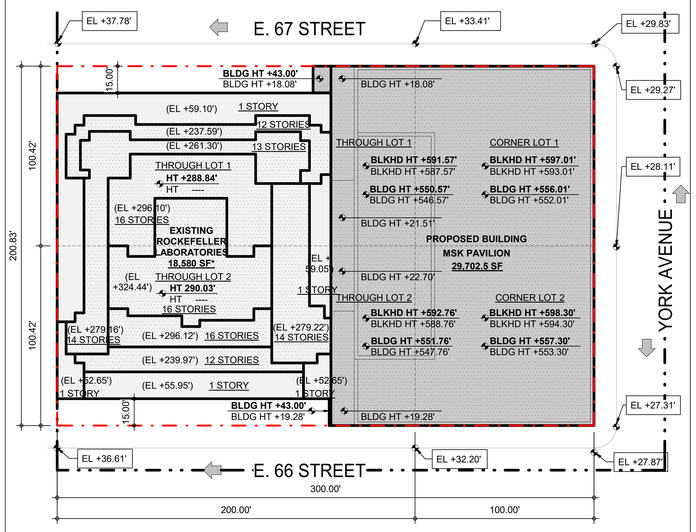
AAI ARCHITECTS, P.C.

DRAWING TITLE:

LSCFD ZONING ANALYSIS (PROPOSED)

SEAL & SIGNATURE:

DATE: 12/16/22
PROJECT No: 2229
DRAWN: Author
CHK: Checker
REV: 0
DWG No: **Z-11**
SHEET: OF
SCALE:



EXISTING ROCKEFELLER LABORATORIES:	18,580.0 SF*
PROPOSED MSK PAVILION:	29,702.5 SF

* LOT COVERAGE OF ROCKEFELLER LABORATORIES IS BASED ON BUILDING DEPARTMENT NB# 52/85 DATED 08/11/1988

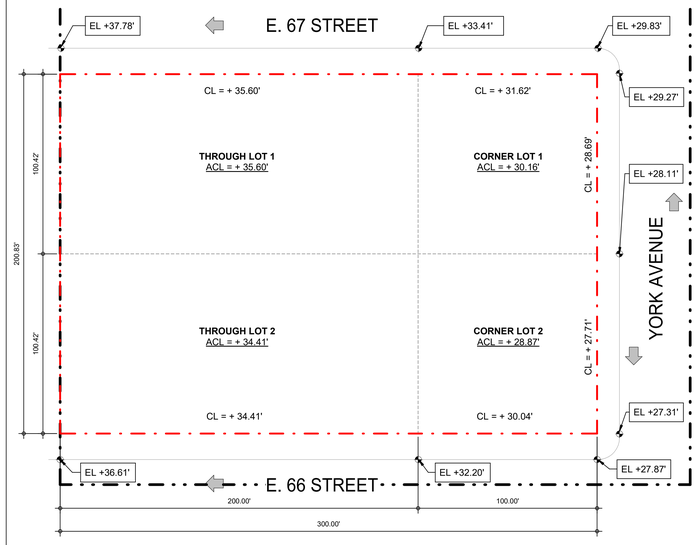
EXISTING ROCKEFELLER RESEARCH LABORATORY

PROPOSED NEW PAVILION BUILDING

AREA ABOVE 23 FT. FROM CURB LEVEL AND REQUIRING LOT COVERAGE WAIVER, SEE REQ'D ACTION #4 ON DRAWING Z-11

	LOT AREA	PERMITTED	EXISTING TO REMAIN	PROPOSED NEW	PROPOSED TOTAL
CORNER LOT 1	10,041.67 SF	75%	0%	100% (10,041.67 SF)	100%
CORNER LOT 2	10,041.67 SF	75%	0%	100% (10,041.67 SF)	100%
THROUGH LOT 1	20,083.33 SF	65%	46% (9,252 SF)	24% (4,884.58 SF)	70%
THROUGH LOT 2	20,083.33 SF	65%	46% (9,328 SF)	24% (4,734.58 SF)	70%

LOT COVERAGE DIAGRAM 3
1" = 30'-0"

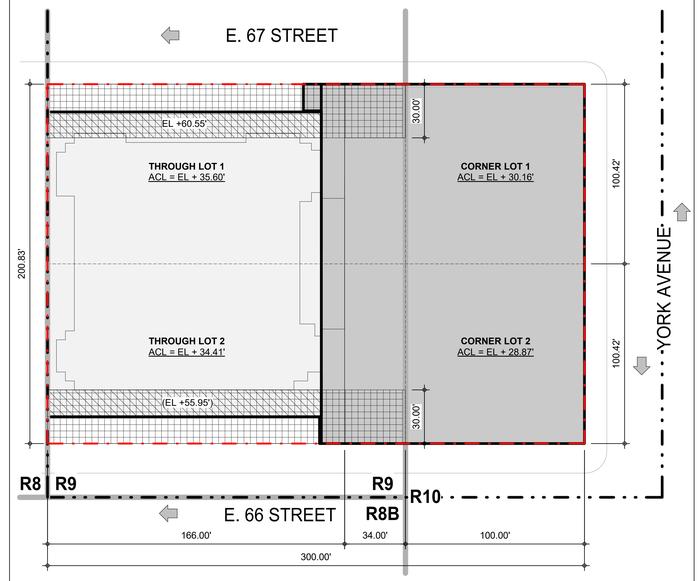


AVERAGE CURB LEVEL (ACL) FOR SOUTH BLOCK CAMPUS (BLOCK 1461, LOT 13,21):		
CORNER LOT 1	(33.41' + 29.83' + 29.27' + 28.11') / 4 = **ACL** =	30.16'
CORNER LOT 2	(32.20' + 27.87' + 27.31' + 28.11') / 4 = **ACL** =	28.87'
THROUGH LOT 1	(37.78' + 33.41') / 2 = **ACL** =	35.60'
THROUGH LOT 2	(36.61' + 32.20') / 2 = **ACL** =	34.41'

CURB LEVEL (CL) PER STREET FRONT (FOR SIGNAGE):		
THROUGH LOT 1 - E 67TH ST.	(37.78' + 33.41') / 2 = **CL** =	35.60'
CORNER LOT 1 - E 67TH ST.	(33.41' + 29.83') / 2 = **CL** =	31.62'
CORNER LOT 1 - YORK AVE.	(29.27' + 28.11') / 2 = **CL** =	28.69'
CORNER LOT 2 - YORK AVE	(28.11' + 27.31') / 2 = **CL** =	27.71'
CORNER LOT 2 - E 66TH ST.	(27.87' + 32.20') / 2 = **CL** =	30.04'
THROUGH LOT 2 - E 66TH ST.	(32.20' + 36.61') / 2 = **CL** =	34.41'

NOTE: ALL SPOT ELEVATIONS ARE IN NAVD88 DATUM

AVERAGE CURB LEVEL & LOT DIAGRAM 2
1" = 30'-0"



EXISTING ROCKEFELLER RESEARCH LABORATORY

PROPOSED NEW PAVILION BUILDING

REQUIRED REAR YARD EQUIVALENT

EXISTING PERMITTED OBSTRUCTION PER ZR SEC 24-33(b)(3)

ZONING DISTRICT BOUNDARY

REAR YARD DIAGRAM 1
1" = 30'-0"

0' 20' 40' 80'

LEGEND

LOT PORTION LINE

LSCFD BOUNDARY

ZONING LOT LINE

Memorial Sloan Kettering Cancer Center

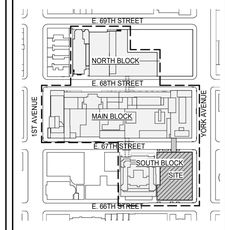
DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:

MSK PAVILION

1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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New York, NY 10005
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New York, NY 10017
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ULURP #:

BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

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CONSULTANT:

AAI ARCHITECTS, P.C.

DRAWING TITLE:

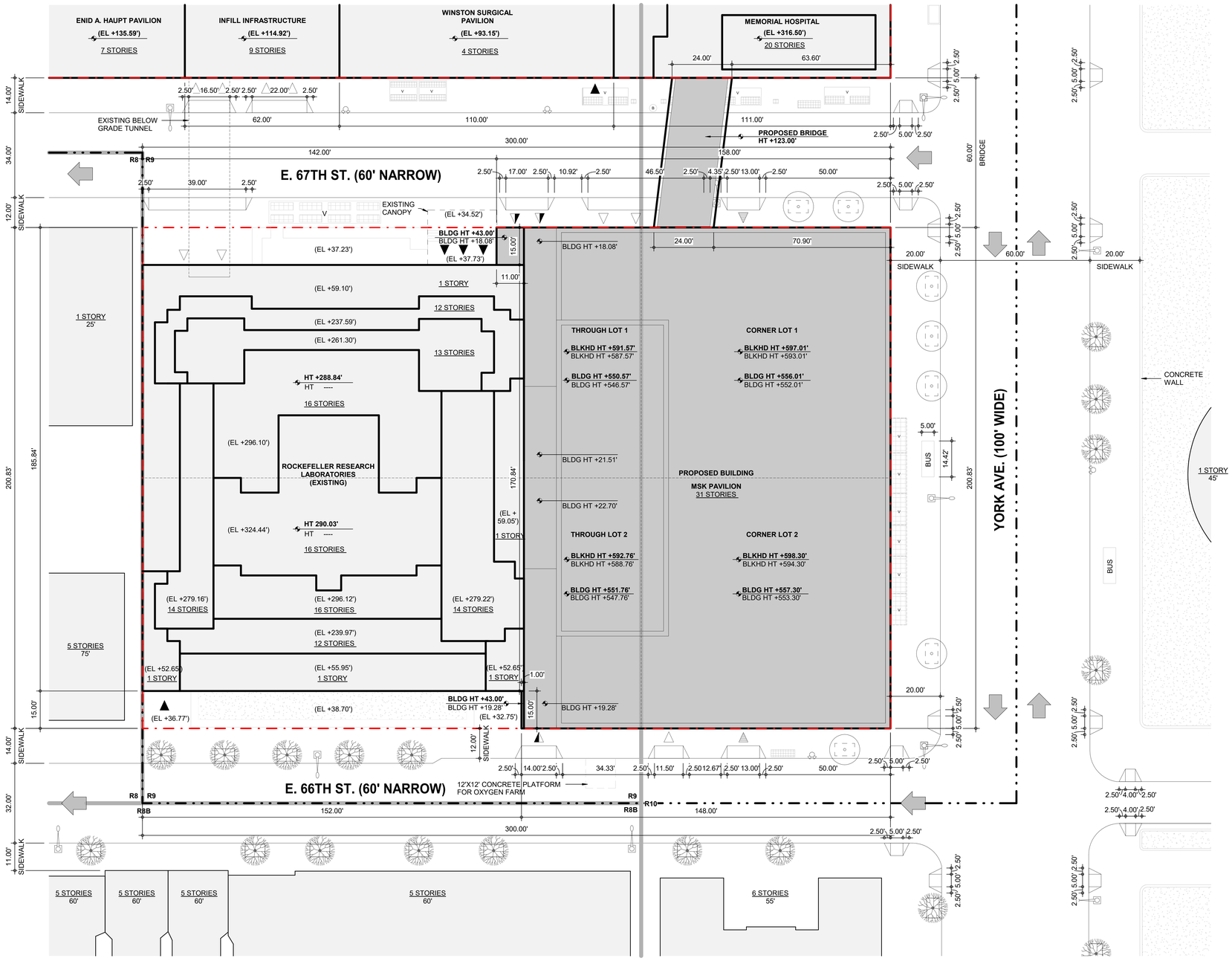
SOUTH BLOCK ZONING LOT - ZONING DIAGRAMS

SEAL & SIGNATURE:

DATE: 12/16/22
PROJECT No: 2229
DRAWN: Author
REV: 0
CHK: Checker
DWG No: Z-22
SHEET: OF
SCALE: As indicated

36" x 48" Arch E SHEET SIZE

FILE NAME: C:\Revit Local Files\X-Mas2229-MSK-FAV_ULURP_AA_ZShape.rvt
PLOT DATE: 11/27/2024 11:21:19 AM



ZONING LOT SITE PLAN - SOUTH BLOCK 1

1/16" = 1'-0"

LEGEND

- COMMUNITY FACILITY ENTRY
- PARKING ENTRY/ EXIT
- LOADING ENTRY
- DRIVE THROUGH ENTRY/EXIT
- HT +000.00' / HT +000.00' / 0 STORIES — PROPOSED MAX. BUILDING ENVELOPE HEIGHT FROM ACL; ILLUSTRATIVE BUILDING HEIGHT FROM ACL; # STORIES
- (EL +0.00') — ENVELOPE HEIGHT MEASURED IN NAVD88
- (EL +0.00') — HEIGHT RELATIVE TO NAVD88
- CURB CUT
- STREET LAMP
- GRATE
- FIRE HYDRANT
- R9/R10 — ZONING DISTRICT
- 00 STORIES — # STORIES
- VEHICULAR DIRECTION
- EXISTING STREET TREES
- PROPOSED STREET TREES
- BUS — BUS STOP WITH SHELTER
- B — BUS STOP WITHOUT SHELTER
- V — PROPOSED UTILITY VAULT
- V — EXISTING UTILITY VAULT
- STAIRS
- LSCFD BOUNDARY
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LOT PORTION LINE
- GREEN SPACE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT (ILLUSTRATIVE)
- EXISTING OVERHANG

0' 10' 20' 40'

GENERAL NOTES:

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, SOUTH BLOCK ZONING LOT, AND RELATED CURB CUTS. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE SOUTH BLOCK ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. HEIGHTS OF EXISTING BUILDINGS ARE APPROXIMATE. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

2. BUILDING SHOWN WITHIN ZONING ENVELOPE IS FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE, INCLUDING BUT NOT LIMITED TO ENTRY LOCATIONS AND QUANTITY, AND OTHER DESIGN FEATURES.

3. BUILDING ENTRANCES AND STREET TREES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE SUBJECT TO CHANGE, INCLUDING BUT NOT LIMITED TO LOCATIONS AND QUANTITY.

Memorial Sloan Kettering Cancer Center

DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:

MSK PAVILION

1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:

PROJECT NORTH / TRUE NORTH

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: (212) 964-4040

DESIGN ARCHITECT:
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PROJECT LEAD:
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360 Madison Avenue, 11th Floor
New York, NY 10017
TEL: 212-972-9800

ULURP #:

BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

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CONSULTANT: AAI ARCHITECTS, P.C.

DRAWING TITLE:

SOUTH BLOCK ZONING LOT - SITE PLAN

SEAL & SIGNATURE:

DATE: 12/16/22
PROJECT No: 2229
DRAWN: Author
REV: 0
CHK: Checker
DWG No: Z-23
SHEET: OF
SCALE: As indicated

36" x 48" Arch E SHEET SIZE

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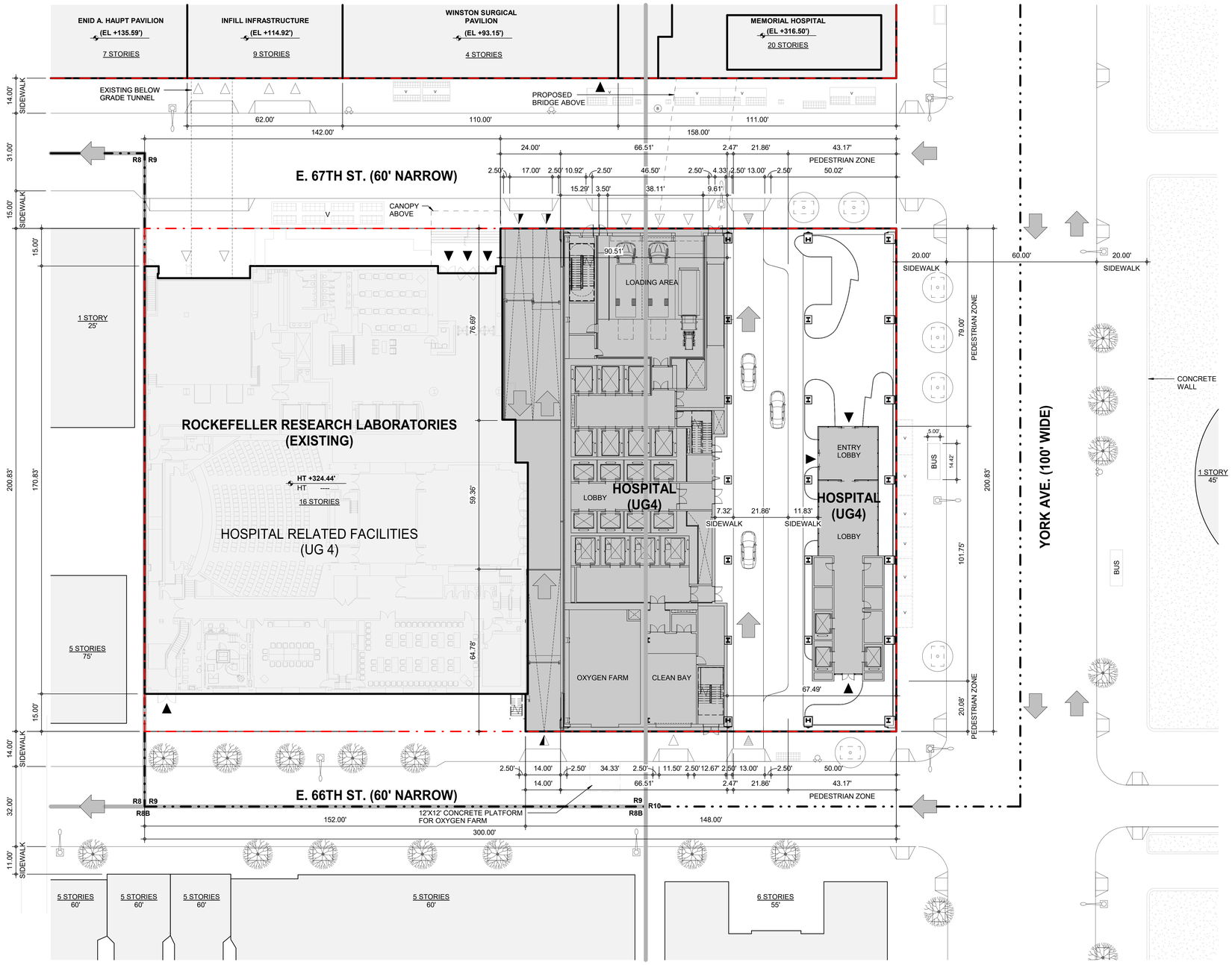

DEVELOPMENT LSCFD GROUND FLOOR PLAN - SOUTH BLOCK

1/16" = 1'-0" (1)

LEGEND

- COMMUNITY FACILITY ENTRY
- PARKING ENTRY/ EXIT
- LOADING ENTRY
- DRIVE THROUGH ENTRY/EXIT
- HT +000.00' / HT +000.00' / 0 STORIES — PROPOSED MAX. BUILDING ENVELOPE HEIGHT FROM ACL; ILLUSTRATIVE BUILDING HEIGHT FROM ACL; # STORIES
- (EL +0.00') — ENVELOPE HEIGHT MEASURED IN NAVD88
- (EL +0.00') — HEIGHT RELATIVE TO NAVD88
- CURB CUT
- STREET LAMP
- GRATE
- FIRE HYDRANT
- R9/R10 — ZONING DISTRICT
- 00 STORIES — # STORIES
- VEHICULAR DIRECTION
- EXISTING STREET TREES
- PROPOSED STREET TREES
- BUS — BUS STOP WITH SHELTER
- B — BUS STOP WITHOUT SHELTER
- V — PROPOSED UTILITY VAULT
- V — EXISTING UTILITY VAULT
- STAIRS
- LSCFD BOUNDARY
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LOT PORTION LINE
- GREEN SPACE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT (ILLUSTRATIVE)
- EXISTING OVERHANG

0' 10' 20' 40'

GENERAL NOTES:

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, SOUTH BLOCK ZONING LOT, AND RELATED CURB CUTS. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE SOUTH BLOCK ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. HEIGHTS OF EXISTING BUILDINGS ARE APPROXIMATE. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

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3. BUILDING ENTRANCES AND STREET TREES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE SUBJECT TO CHANGE, INCLUDING BUT NOT LIMITED TO LOCATIONS AND QUANTITY.

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FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:

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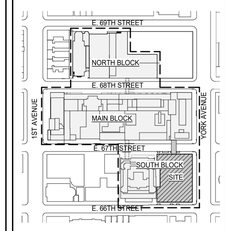
1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



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TEL: 212-972-9800

ULURP #:

BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

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CONSULTANT:

AAI ARCHITECTS, P.C.

DRAWING TITLE:

GROUND FLOOR PLAN (ILLUSTRATIVE)

SEAL & SIGNATURE:

DATE:	12/16/22
PROJECT No:	2229
DRAWN: Author	REV:
CHK: Checker	0
DWG No:	Z-24
SHEET: OF	SCALE: As indicated

36" x 48" Arch E SHEET SIZE

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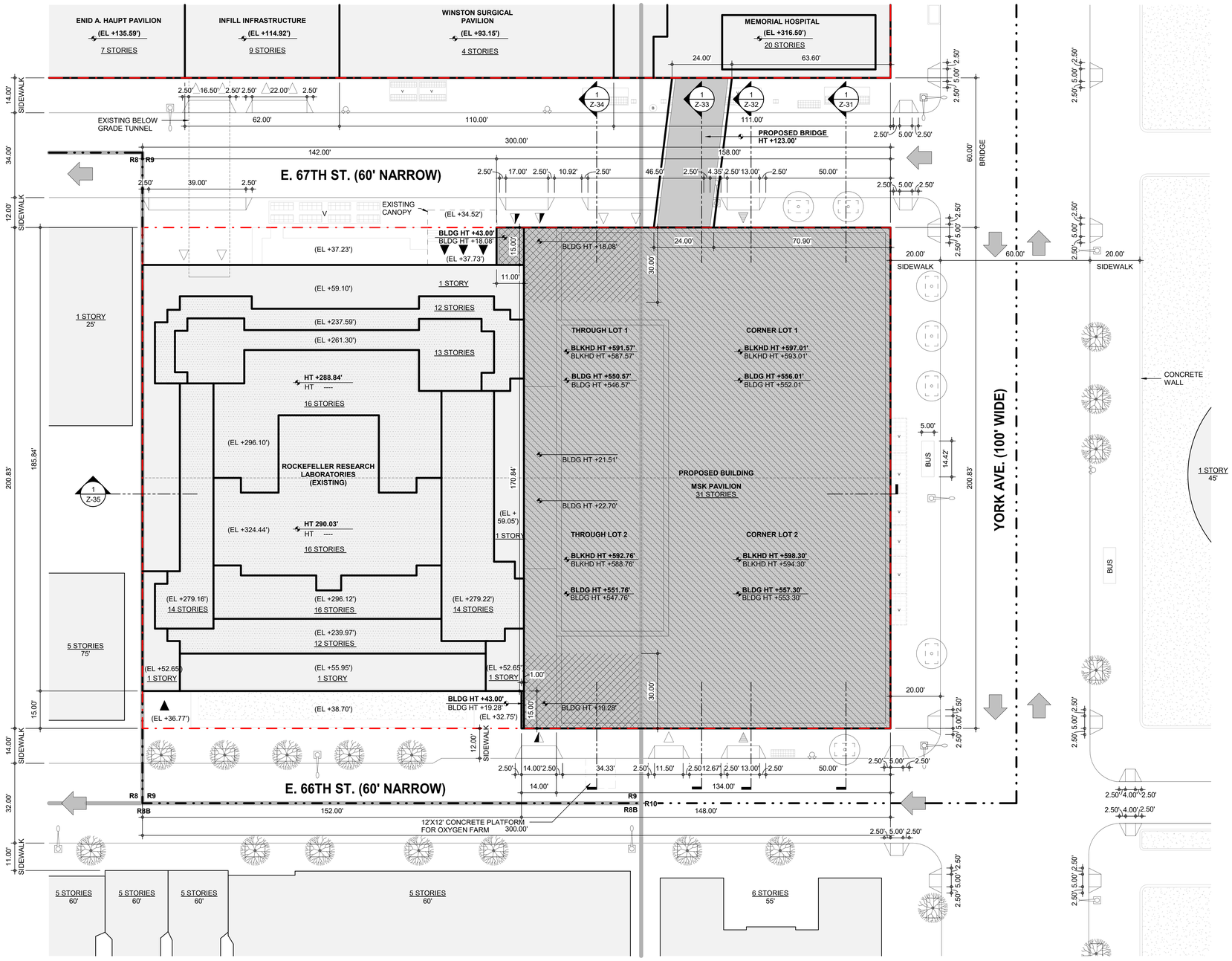
PLOT DATE: 11/20/2024 3:24:19 PM



ZONING WAIVER PLAN - DEVELOPMENT SITE (1)

1/16" = 1'-0"

LEGEND

- COMMUNITY FACILITY ENTRY
- PARKING ENTRY/ EXIT
- LOADING ENTRY
- DRIVE THROUGH ENTRY/EXIT
- HT +000.00' — PROPOSED MAX. BUILDING ENVELOPE HEIGHT FROM ACL
- HT +000.00' / 0 STORIES — ILLUSTRATIVE BUILDING HEIGHT FROM ACL / # STORIES
- (EL +0.00') — ENVELOPE HEIGHT MEASURED IN NAVD88
- (EL +0.00') — HEIGHT RELATIVE TO NAVD88
- CURB CUT
- STREET LAMP
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- R9/R10 — ZONING DISTRICT
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- EXISTING STREET TREES
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- V — EXISTING UTILITY VAULT
- STAIRS
- LSCFD BOUNDARY
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LOT PORTION LINE
- GREEN SPACE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT (ILLUSTRATIVE)
- EXISTING OVERHANG
- HEIGHT AND SETBACK WAIVER
- REAR YARD EQUIVALENT WAIVER
- LOT COVERAGE WAIVER

0' 10' 20' 40'

GENERAL NOTES:

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, SOUTH BLOCK ZONING LOT, AND RELATED CURB CUTS. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE SOUTH BLOCK ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. HEIGHTS OF EXISTING BUILDINGS ARE APPROXIMATE. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

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Memorial Sloan Kettering Cancer Center

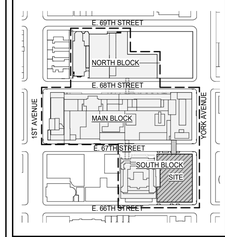
DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:

MSK PAVILION

1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



PROJECT NORTH | TRUE NORTH

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: (212) 964-4040

DESIGN ARCHITECT:
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300 West 57th Street, 26th Floor
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PROJECT LEAD:
CANNON DESIGN ARCHITECTURE & ENGINEERING, P.C.
360 Madison Avenue, 11th Floor
New York, NY 10017
TEL: 212-972-9800

ULURP #:

BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

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CONSULTANT:

AAI ARCHITECTS, P.C.

DRAWING TITLE:

ZONING WAIVER PLAN - DEVELOPMENT SITE

SEAL & SIGNATURE:	DATE: 12/16/22
	PROJECT No: 2229
	DRAWN: Author
	CHK: Checker
	REV: 0
	DWG No: Z-30
SHEET: OF	SCALE: As indicated

36" x 48" Arch E SHEET SIZE

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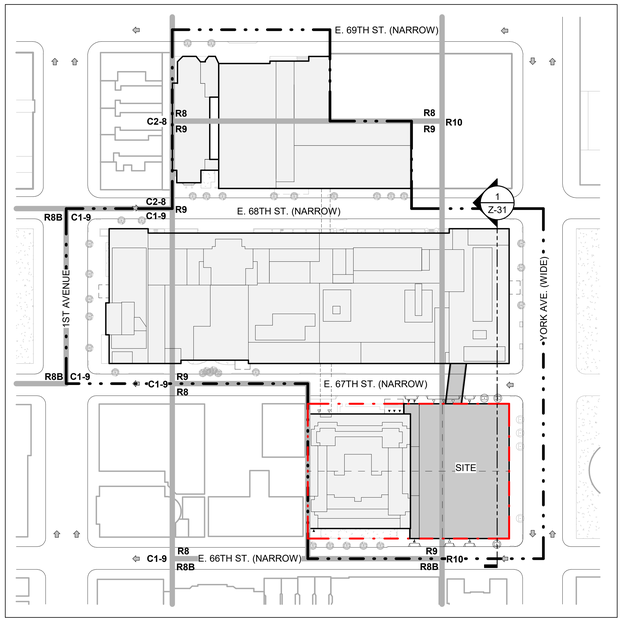
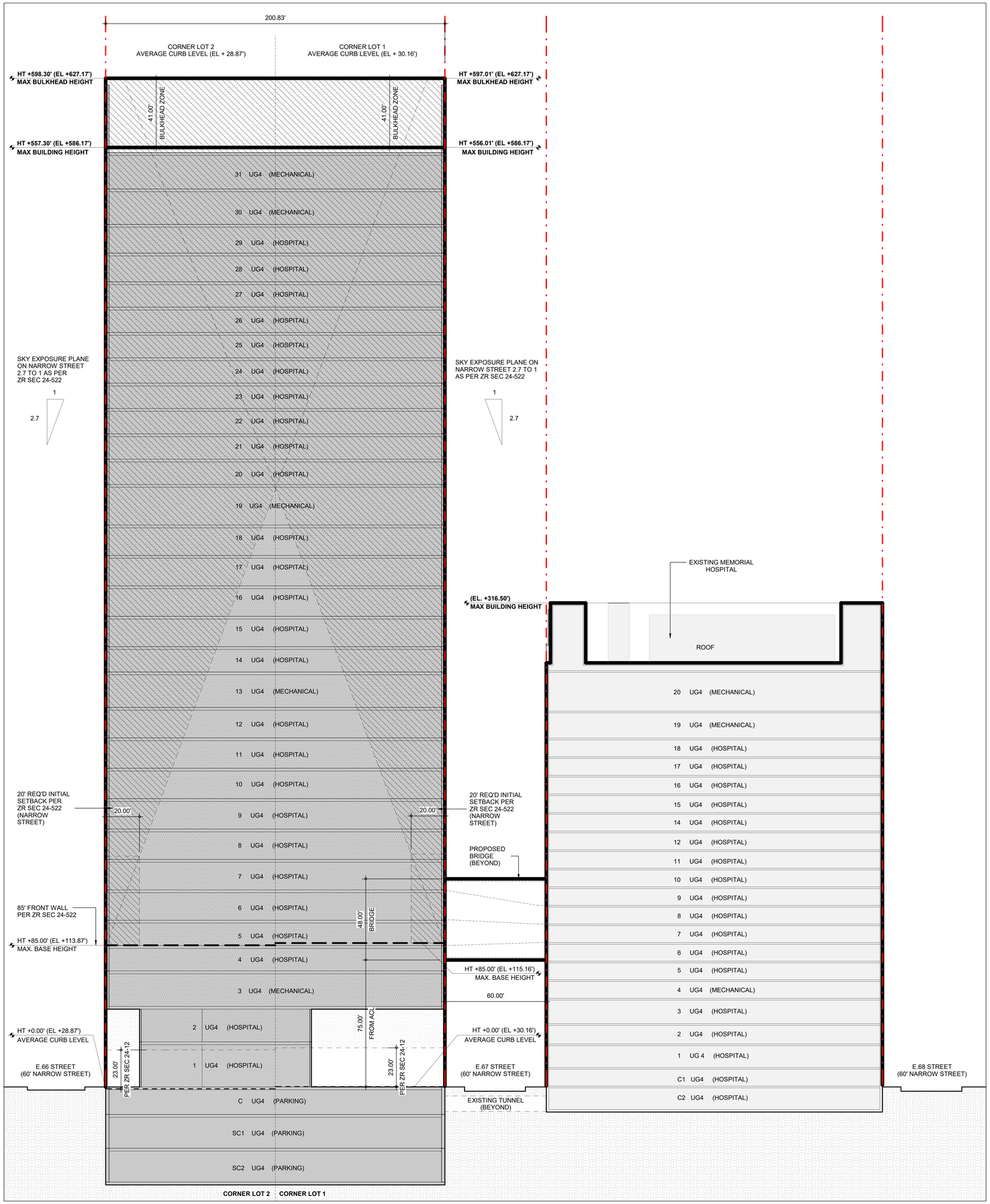


KEY PLAN 2
1" = 80'-0"



ZONING SECTION 1 1
3/64" = 1'-0"

LEGEND

- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING LOT LINE
- LOT PORTION LINE
- SETBACK LINE
- LSCFD BOUNDARY
- COMMUNITY ENTRY
- PARKING ENTRY/ EXIT
- LOADING ENTRY
- HT +0.00' — PROPOSED MAX. BUILDING HEIGHT FROM ACL
- (EL +0.00') — ENVELOPE HEIGHT MEASURED IN NAVD888
- EXISTING BUILDINGS
- PROPOSED BUILDING (ILLUSTRATIVE)
- LOT COVERAGE WAIVER
- REAR YARD EQUIVALENT WAIVER PER ZR SEC 79-21
- HEIGHT AND SETBACK WAIVER PER ZR SEC 79-21

0' 10' 20' 40' 80'

GENERAL NOTES:

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, SOUTH BLOCK ZONING LOT, AND RELATED CURB CUTS. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE SOUTH BLOCK ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. HEIGHTS OF EXISTING BUILDINGS ARE APPROXIMATE. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

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Memorial Sloan Kettering Cancer Center

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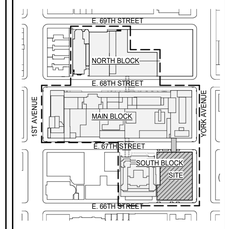
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:

MSK PAVILION
1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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New York, NY 10017
TEL: 212-972-9800

ULURP #:
BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

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CONSULTANT:
AAI ARCHITECTS, P.C.

DRAWING TITLE:
ZONING WAIVER SECTION
NORTH-SOUTH 1

SEAL & SIGNATURE:	DATE: 12/16/22
	PROJECT No: 2229
	DRAWN: Author / CHK: Checker / REV: 0
	DWG No: Z-31
SHEET: OF	SCALE: As indicated

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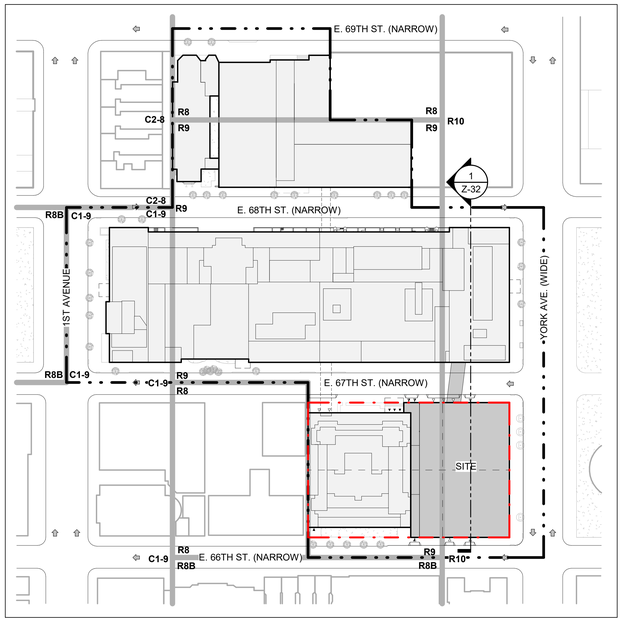
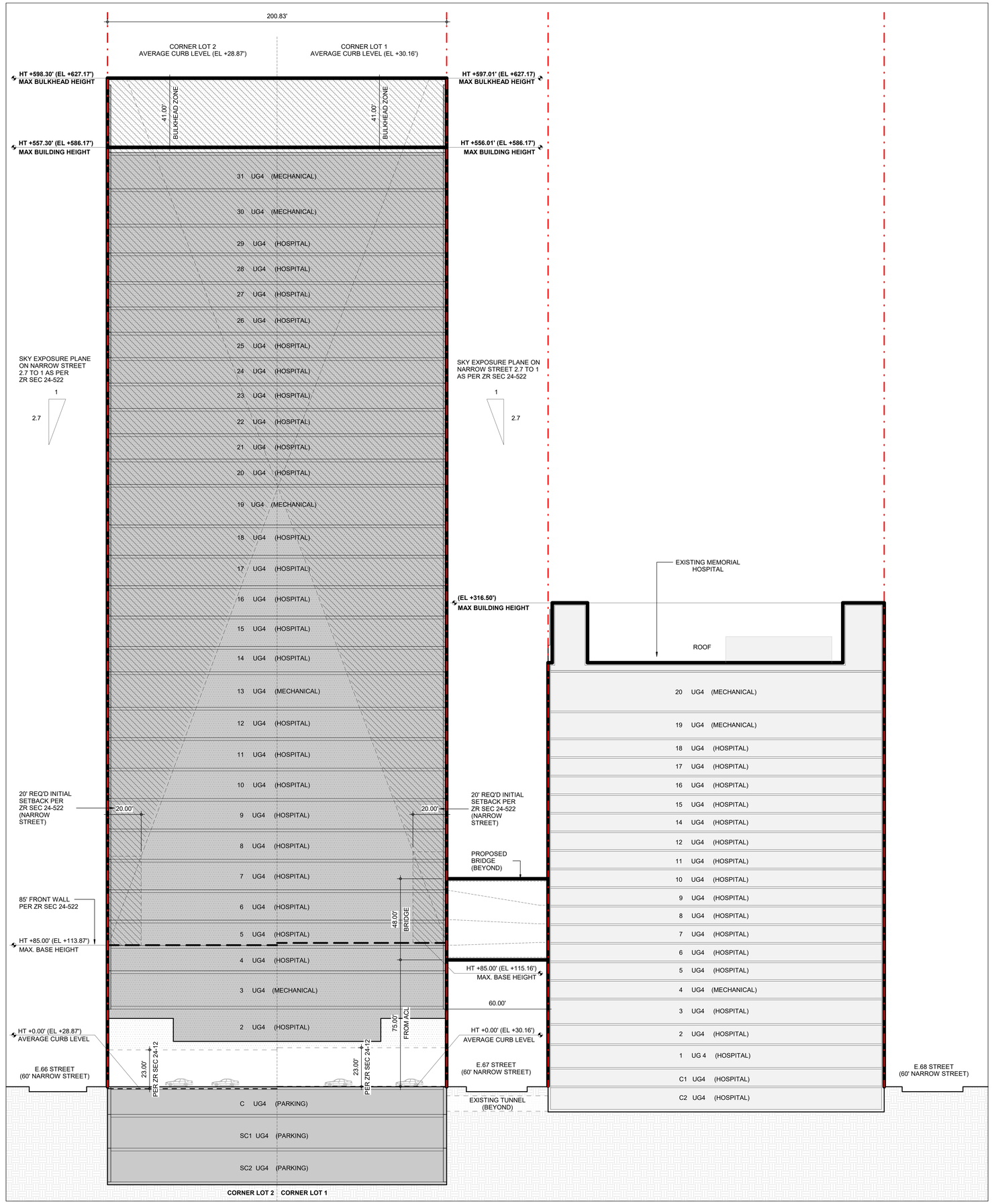


KEY PLAN 2
1" = 80'-0"



ZONING SECTION 2 1
3/64" = 1'-0"

LEGEND

- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING LOT LINE
- LOT PORTION LINE
- SETBACK LINE
- LSCFD BOUNDARY
- COMMUNITY ENTRY
- PARKING ENTRY/ EXIT
- LOADING ENTRY
- HT +0.00' — PROPOSED MAX. BUILDING HEIGHT FROM ACL
- (EL +0.00') — ENVELOPE HEIGHT MEASURED IN NAVD888
- EXISTING BUILDINGS
- PROPOSED BUILDING (ILLUSTRATIVE)
- LOT COVERAGE WAIVER
- REAR YARD EQUIVALENT WAIVER PER ZR SEC 79-21
- HEIGHT AND SETBACK WAIVER PER ZR SEC 79-21

0' 10' 20' 40' 80'

GENERAL NOTES:

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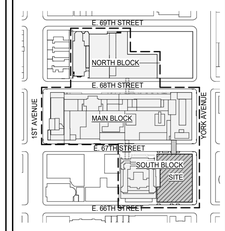
Memorial Sloan Kettering Cancer Center

DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:

MSK PAVILION
1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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360 Madison Avenue, 11th Floor
New York, NY 10017
TEL: 212-972-9800

ULURP #:
BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

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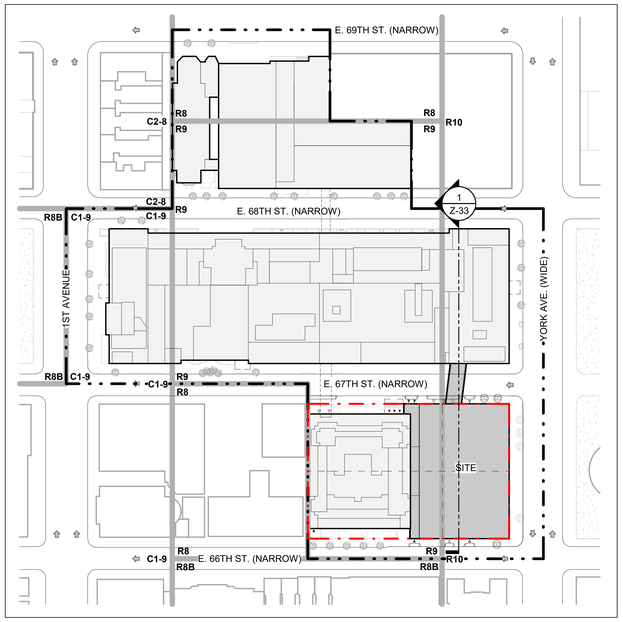
CONSULTANT:
AAI ARCHITECTS, P.C.

DRAWING TITLE:
ZONING WAIVER SECTION NORTH-SOUTH 2

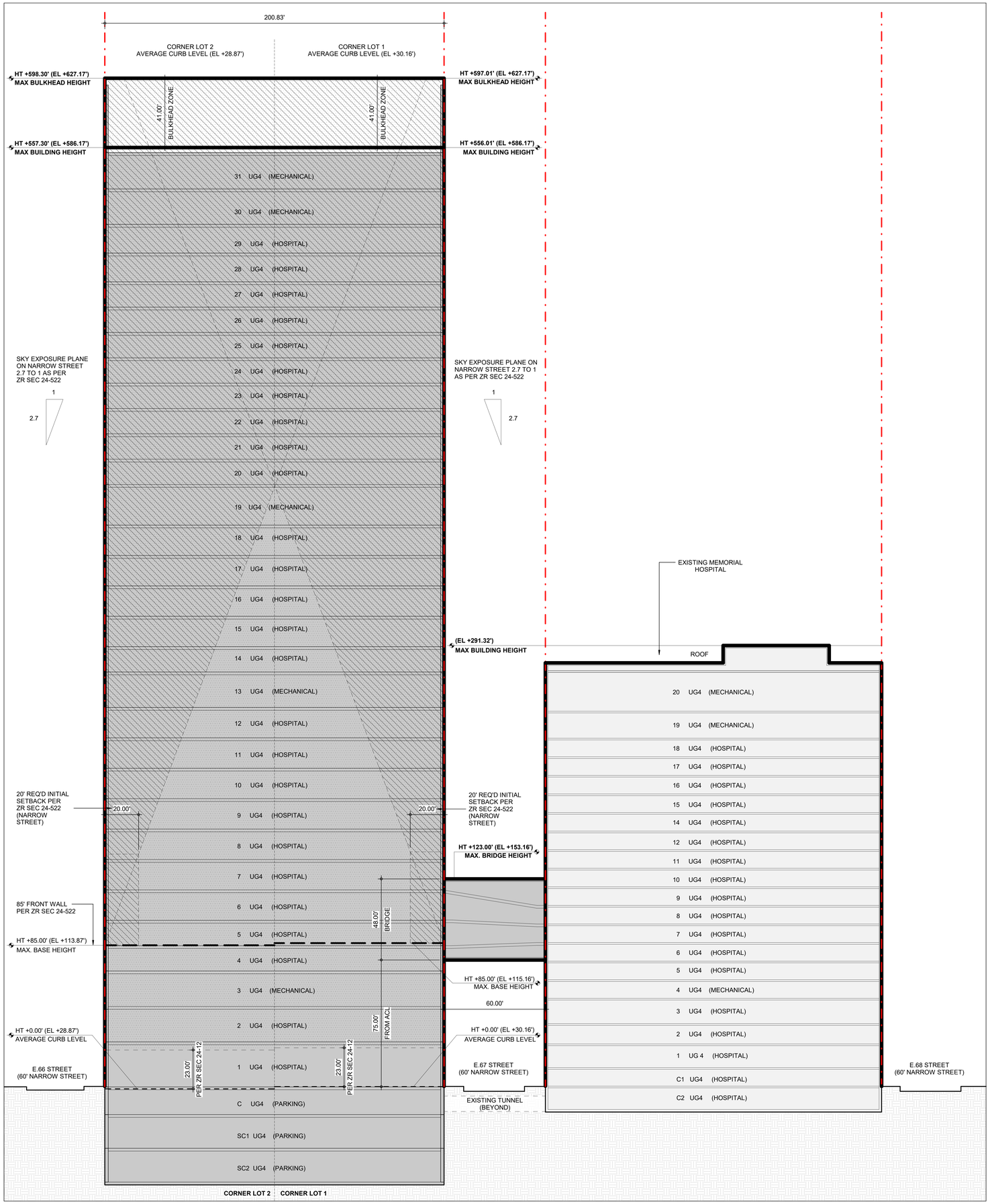
SEAL & SIGNATURE:

DATE: 12/16/22
PROJECT No: 2229
DRAWN: Author
CHK: Checker
REV: 0
DWG No: Z-32
SHEET: OF
SCALE: As indicated

36" x 48" Arch E SHEET SIZE
FILE NAME: C:\Revit Local Files\Archive\2229-MSK-PAV_ULURP_AA_JJuarez.rvt
PLOT DATE: 1/12/2024 9:37:04 AM



KEY PLAN 2
1" = 80'-0"



ZONING SECTION 3 1
3/64" = 1'-0"

LEGEND

- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING LOT LINE
- LOT PORTION LINE
- SETBACK LINE
- LSCFD BOUNDARY
- COMMUNITY ENTRY
- PARKING ENTRY/ EXIT
- LOADING ENTRY
- HT +0.00' — PROPOSED MAX. BUILDING HEIGHT FROM ACL
- (EL +0.00') — ENVELOPE HEIGHT MEASURED IN NAVD888
- EXISTING BUILDINGS
- PROPOSED BUILDING (ILLUSTRATIVE)
- LOT COVERAGE WAIVER
- REAR YARD EQUIVALENT WAIVER PER ZR SEC 79-21
- HEIGHT AND SETBACK WAIVER PER ZR SEC 79-21

0' 10' 20' 40' 80'

GENERAL NOTES:

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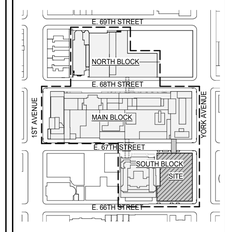
Memorial Sloan Kettering Cancer Center

DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:

MSK PAVILION
1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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DESIGN ARCHITECT:
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360 Madison Avenue, 11th Floor
New York, NY 10017
TEL: 212-972-9800

ULURP #:
BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

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CONSULTANT:
AAI ARCHITECTS, P.C.

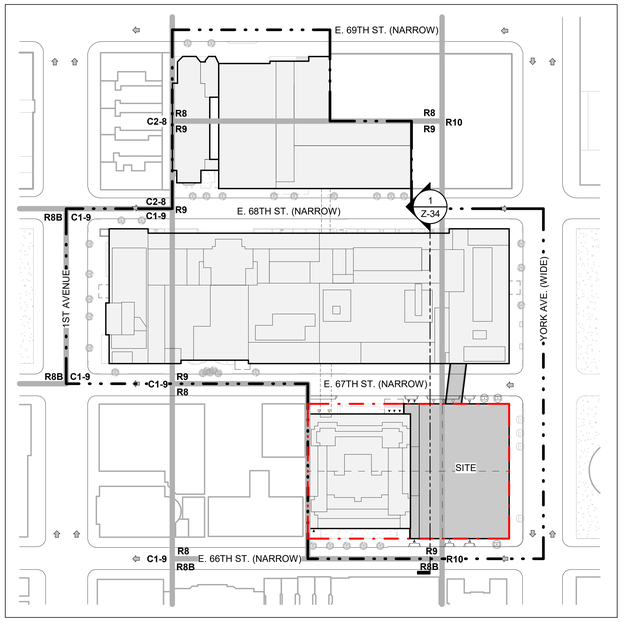
DRAWING TITLE:
ZONING WAIVER SECTION
NORTH-SOUTH 3

SEAL & SIGNATURE:	DATE: 12/16/22
	PROJECT No: 2229
	DRAWN: Author / REV: 0
	CHK: Checker
	DWG No: Z-33
SHEET: OF	SCALE: As indicated

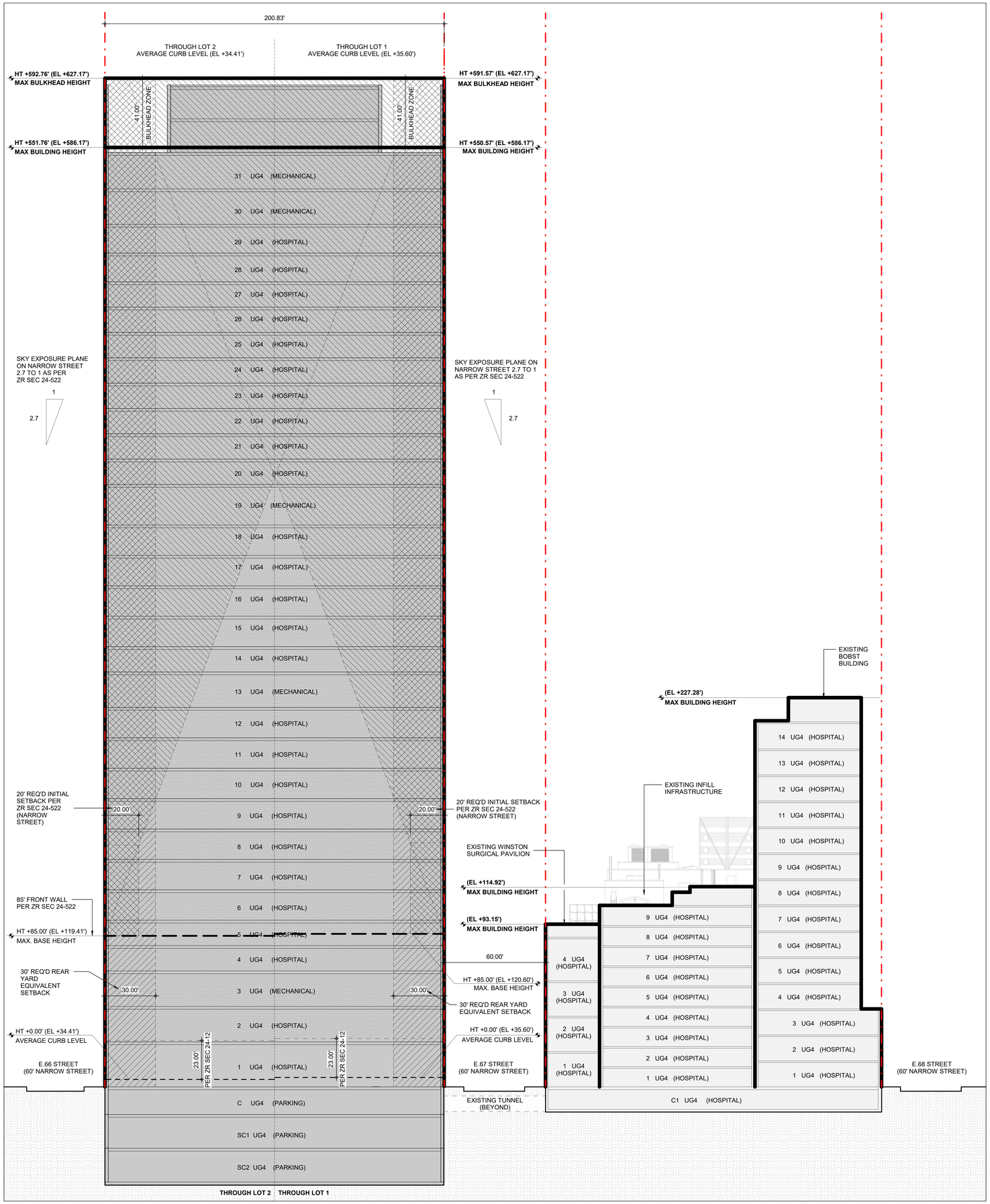
36" x 48" Avoid E-SHEET SIZE

FILE NAME: C:\Revit Local Files\2-Misc\2229-MSK-PAV_ULURP_AA_zJuarez.rvt
PLOT DATE: 1/12/2024 9:37:55 AM

36" x 48" Arch E SHEET SIZE



KEY PLAN 2
1" = 80'-0"



ZONING SECTION 4 1
3/64" = 1'-0"

LEGEND

- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING LOT LINE
- LOT PORTION LINE
- SETBACK LINE
- LSCFD BOUNDARY
- COMMUNITY ENTRY
- PARKING ENTRY/ EXIT
- LOADING ENTRY
- HT +0.00' — PROPOSED MAX. BUILDING HEIGHT FROM ACL
- (EL +0.00') — ENVELOPE HEIGHT MEASURED IN NAVD888
- EXISTING BUILDINGS
- PROPOSED BUILDING (ILLUSTRATIVE)
- LOT COVERAGE WAIVER
- REAR YARD EQUIVALENT WAIVER PER ZR SEC 79-21
- HEIGHT AND SETBACK WAIVER PER ZR SEC 79-21

0' 10' 20' 40' 80'

GENERAL NOTES:

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FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:

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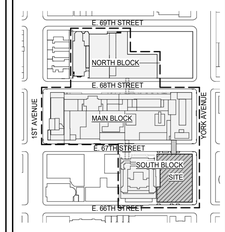

PROJECT NORTH | TRUE NORTH

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ULURP #:
BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

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No.	DESCRIPTION	DATE
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CONSULTANT:
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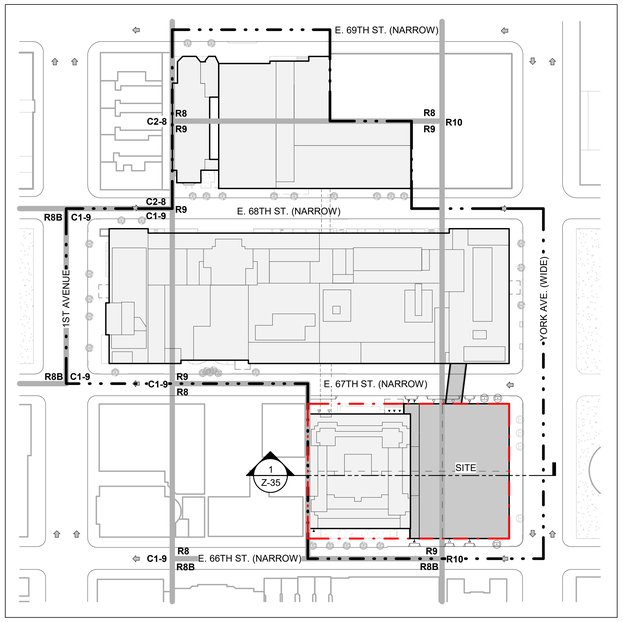
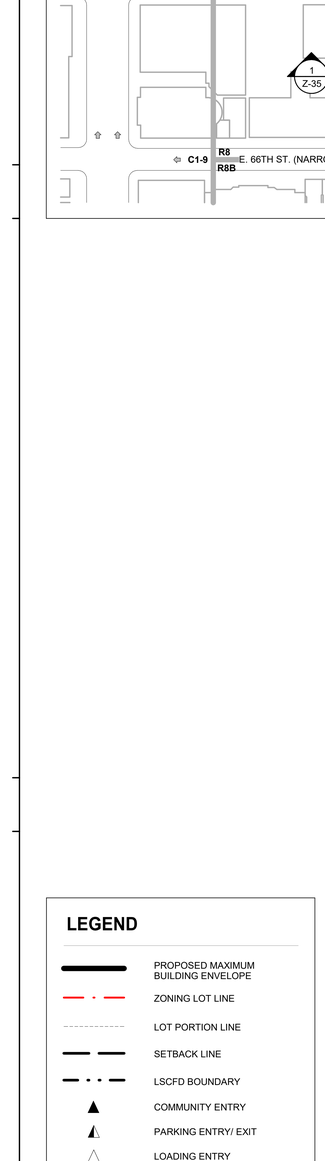
DRAWING TITLE:
ZONING WAIVER SECTION
NORTH-SOUTH 4

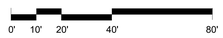
SEAL & SIGNATURE:	DATE: 12/16/22
	PROJECT No: 2229
	DRAWN: Author
	CHK: Checker
	REV: 0
	DWG No: Z-34
SHEET: OF	SCALE: As indicated

FILE NAME: C:\Revit Local Files\Archive\2229-MSK-PAV_ULURP_AA_Z29.pipe.rvt
PLOT DATE: 1/12/2024 11:31:42 AM



KEY PLAN 2
1" = 80'-0"





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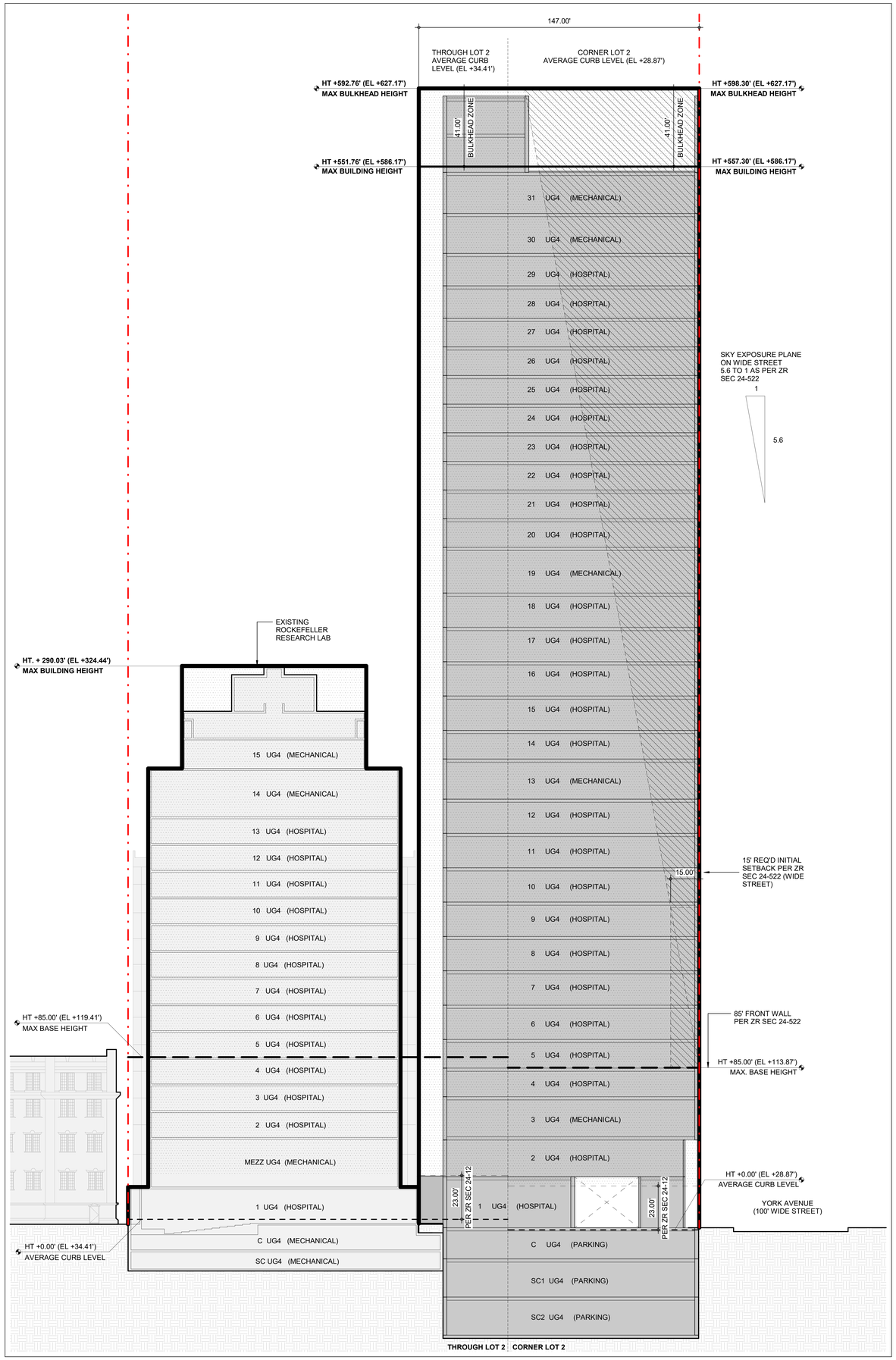

ZONING SECTION 5 1
3/64" = 1'-0"

Memorial Sloan Kettering Cancer Center

DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

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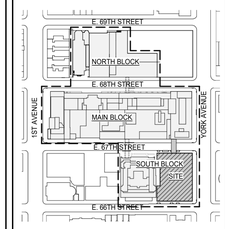

PROJECT NORTH

TRUE NORTH

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BLOCK: 1461
LOT: 13, 21

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CONSULTANT:

AAI ARCHITECTS, P.C.

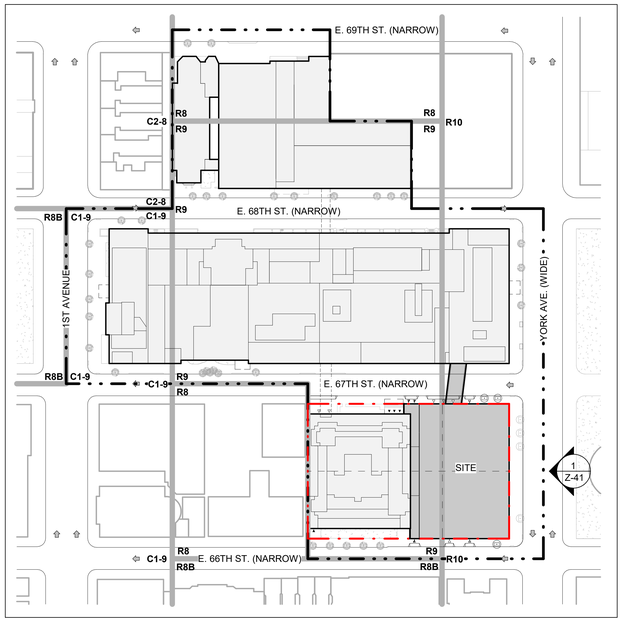
DRAWING TITLE:

ZONING WAIVER SECTION
EAST-WEST

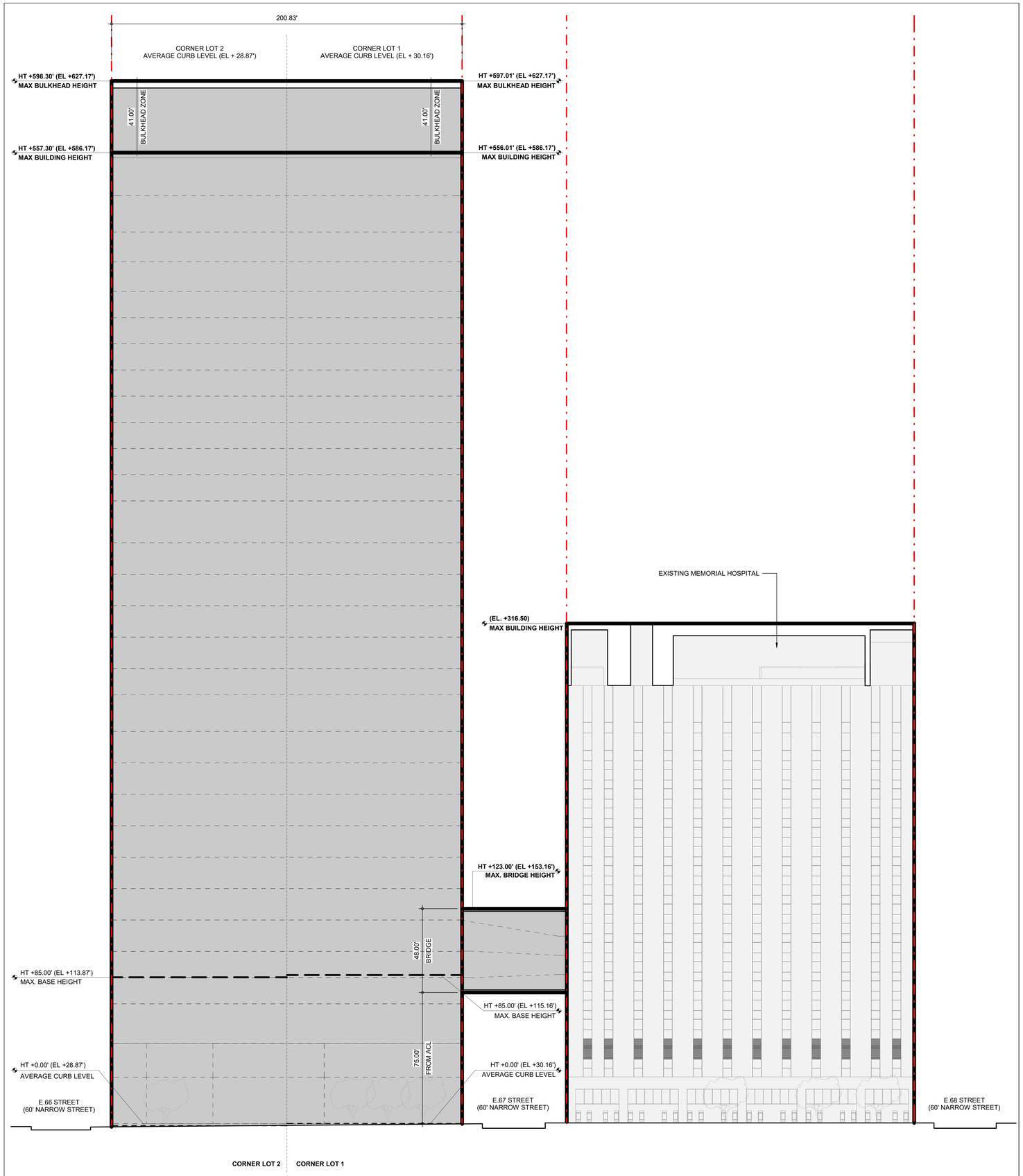
SEAL & SIGNATURE:

DATE: 12/16/22
PROJECT No: 2229
DRAWN: Author
CHK: Checker
REV: 0
DWG No: Z-35
SHEET: OF
SCALE: As indicated

36" x 48" Avoid E-SHEET SIZE
FILE NAME: C:\Revit Local Files\X-Mass\2229-MSK-PAV_ULURP_AA_22fr.rvt
PLOT DATE: 1/12/2024 5:17:43 PM



KEY PLAN 2
1" = 80'-0"



ILLUSTRATIVE EAST ELEVATION 1
3/64" = 1'-0"

LEGEND

- PROPOSED MAXIMUM BUILDING ENVELOPE
- SETBACK LINE
- LOT PORTION LINE
- ZONING LOT LINE
- LSCFD BOUNDARY
- PEDESTRIAN ENTRY
- PARKING ENTRY/ EXIT
- LOADING ENTRY
- DRIVE THRU ENTRY/EXIT
- HT +0.00' — HEIGHT RELATIVE TO AVERAGE CURB LEVEL
- (EL +0.00) — HEIGHT RELATIVE TO NAVD88
- EXISTING BUILDINGS
- PROPOSED BUILDING (ILLUSTRATIVE)
- REAR YARD EQUIVALENT WAIVER
- HEIGHT AND SETBACK WAIVER

0' 10' 20' 40' 80'

GENERAL NOTES:

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, SOUTH BLOCK ZONING LOT, AND RELATED CURB CUTS. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE SOUTH BLOCK ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. HEIGHTS OF EXISTING BUILDINGS ARE APPROXIMATE. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

2. BUILDING SHOWN WITHIN ZONING ENVELOPE IS FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE, INCLUDING BUT NOT LIMITED TO ENTRY LOCATIONS AND QUANTITY, AND OTHER DESIGN FEATURES.

3. BUILDING ENTRANCES AND STREET TREES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE SUBJECT TO CHANGE, INCLUDING BUT NOT LIMITED TO LOCATIONS AND QUANTITY.

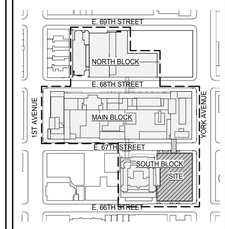
Memorial Sloan Kettering Cancer Center

DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:

MSK PAVILION
1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



PROJECT NORTH | TRUE NORTH

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: (212) 964-4040

DESIGN ARCHITECT:
FOSTER + PARTNERS
300 West 57th Street, 26th Floor
New York, NY 10019
TEL: (212) 641-9600

PROJECT LEAD:
CANNON DESIGN ARCHITECTURE & ENGINEERING, P.C.
360 Madison Avenue, 11th Floor
New York, NY 10017
TEL: 212-972-9800

ULURP #:
BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

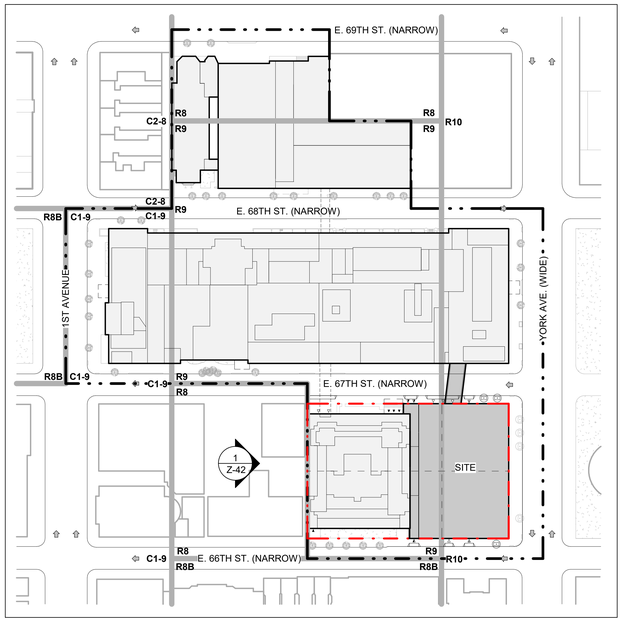
CONSULTANT:
AAI ARCHITECTS, P.C.

DRAWING TITLE:
EAST ELEVATION (ILLUSTRATIVE)

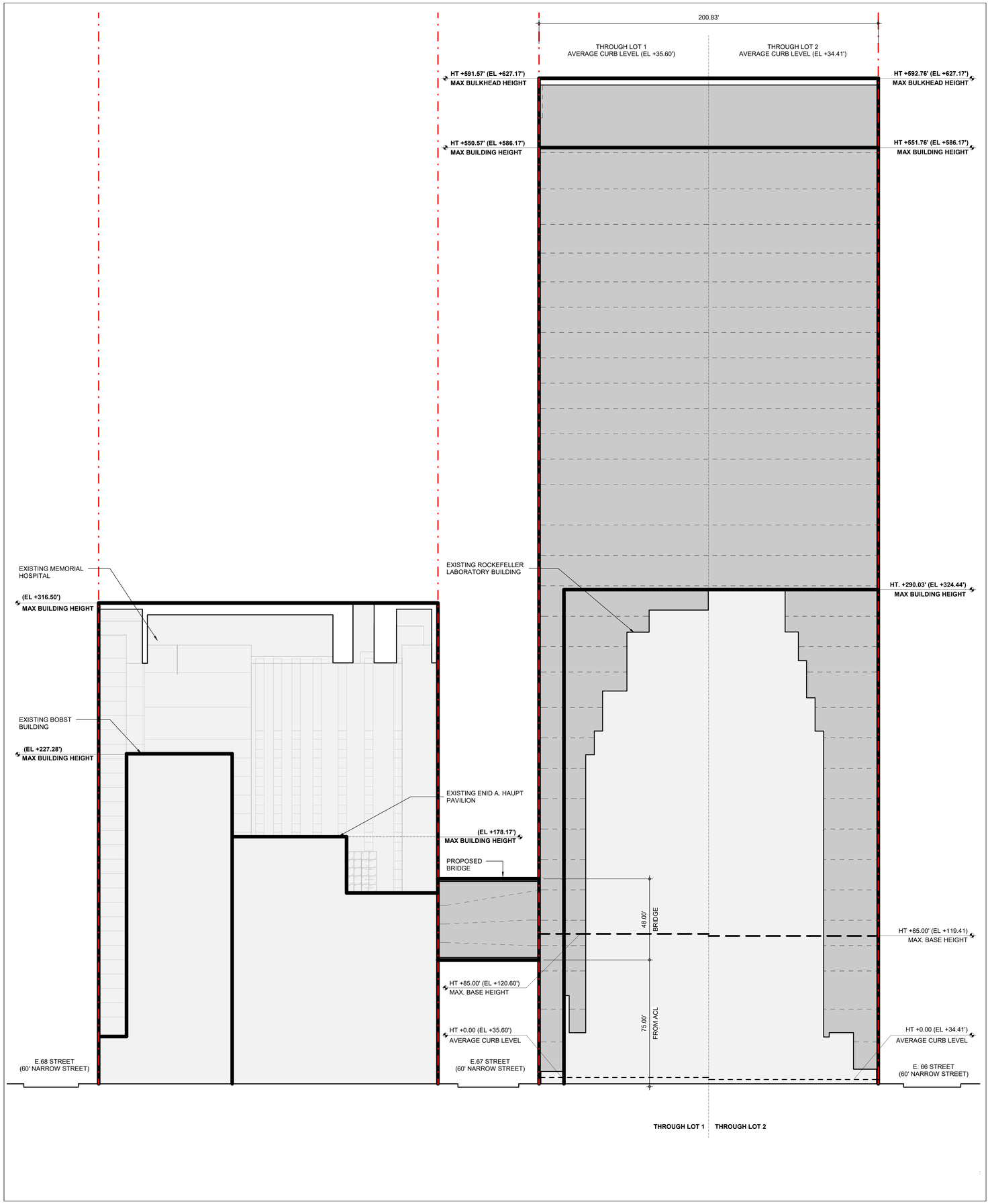
SEAL & SIGNATURE:

DATE:	12/16/22
PROJECT No:	2229
DRAWN: Author	REV:
CHK: Checker	0
DWG No:	Z-41
SHEET: OF	SCALE: As indicated

FILE NAME: C:\Revit Local Files\X-Mac2229-MSK-PAV_ULURP_AA_Juarez.rvt
PLOT DATE: 1/10/2024 2:36:38 PM



KEY PLAN 2
1" = 80'-0"



ILLUSTRATIVE WEST ELEVATION 1
3/64" = 1'-0"

LEGEND

- PROPOSED MAXIMUM BUILDING ENVELOPE
- SETBACK LINE
- LOT PORTION LINE
- ZONING LOT LINE
- LSCFD BOUNDARY
- PEDESTRIAN ENTRY
- PARKING ENTRY/ EXIT
- LOADING ENTRY
- DRIVE THRU ENTRY/EXIT
- HT +0.00' — HEIGHT RELATIVE TO AVERAGE CURB LEVEL
- (EL +0.00) — HEIGHT RELATIVE TO NAVD88
- EXISTING BUILDINGS
- PROPOSED BUILDING (ILLUSTRATIVE)
- REAR YARD EQUIVALENT WAIVER
- HEIGHT AND SETBACK WAIVER

0' 10' 20' 40' 80'

GENERAL NOTES:

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3. BUILDING ENTRANCES AND STREET TREES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE SUBJECT TO CHANGE, INCLUDING BUT NOT LIMITED TO LOCATIONS AND QUANTITY.

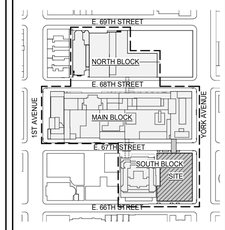
Memorial Sloan Kettering Cancer Center

DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:

MSK PAVILION
1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



PROJECT NORTH | TRUE NORTH

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: (212) 964-4040

DESIGN ARCHITECT:
FOSTER + PARTNERS
300 West 57th Street, 26th Floor
New York, NY 10019
TEL: (212) 641-9600

PROJECT LEAD:
CANNON DESIGN ARCHITECTURE & ENGINEERING, P.C.
360 Madison Avenue, 11th Floor
New York, NY 10017
TEL: 212-972-9800

ULURP #:
BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

DRAWING TITLE:
WEST ELEVATION (ILLUSTRATIVE)

SEAL & SIGNATURE:

DATE: 12/16/22
PROJECT No: 2229
DRAWN: Author
CHK: Checker
REV: 0
DWG No: **Z-42**
SHEET: OF
SCALE: As indicated

36" x 48" Arch E SHEET SIZE
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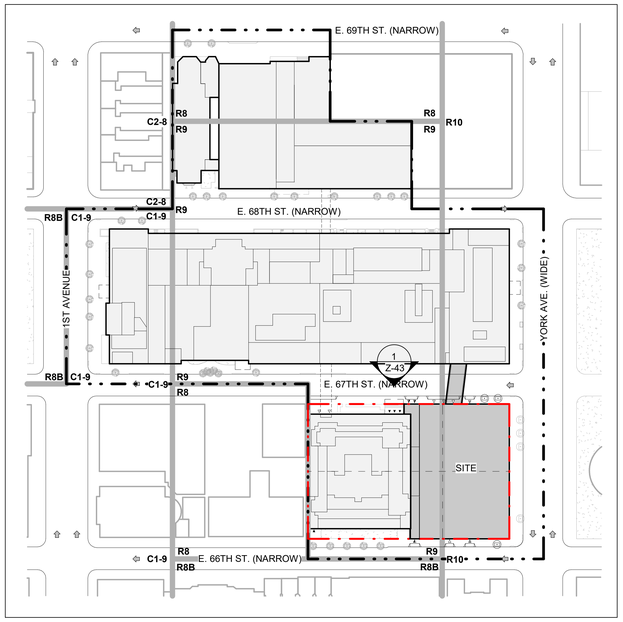
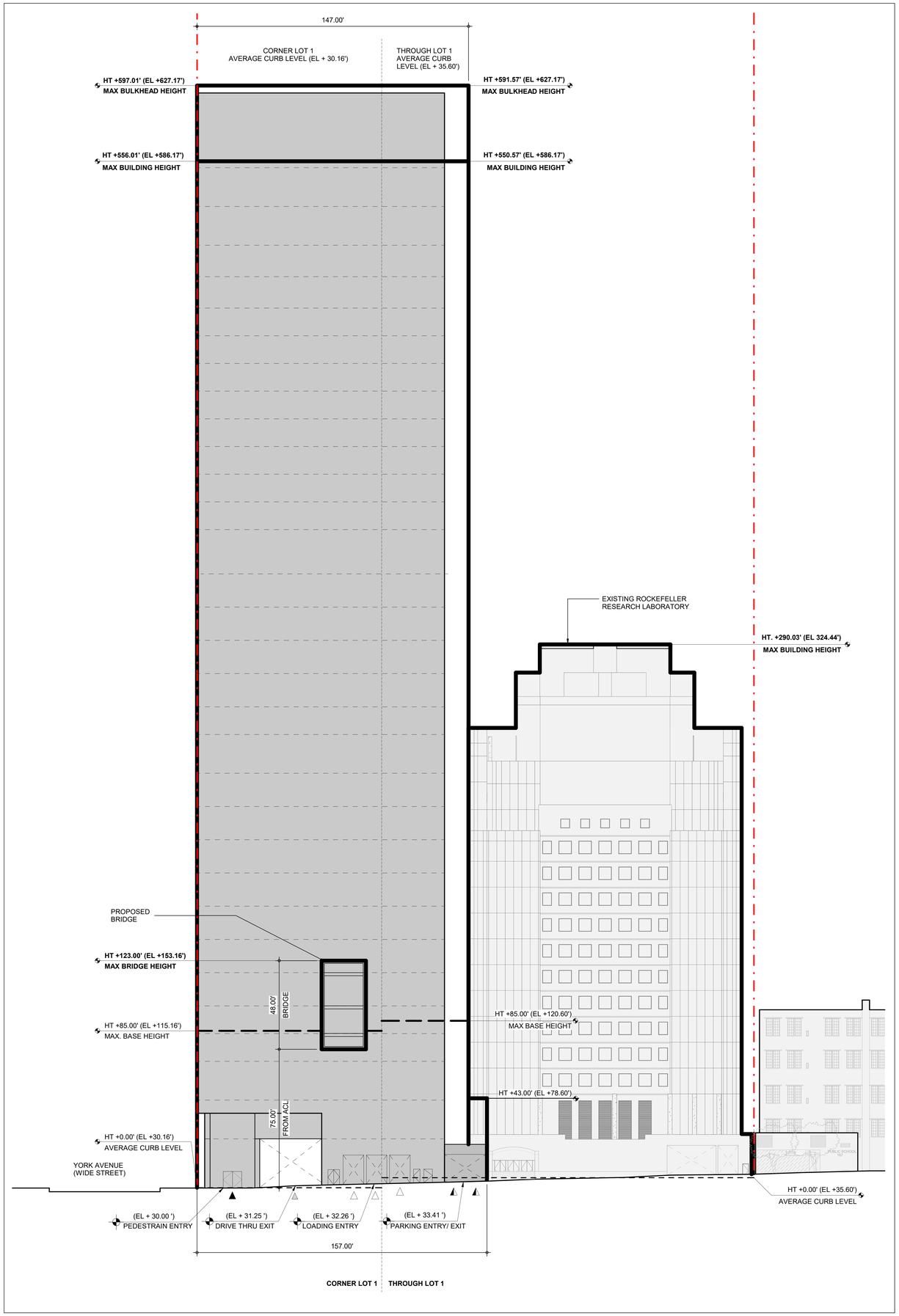


KEY PLAN 2
1" = 80'-0"



ILLUSTRATIVE NORTH ELEVATION 1
3/64" = 1'-0"

LEGEND

- PROPOSED MAXIMUM BUILDING ENVELOPE
- SETBACK LINE
- LOT PORTION LINE
- ZONING LOT LINE
- LSCFD BOUNDARY
- PEDESTRIAN ENTRY
- PARKING ENTRY/ EXIT
- LOADING ENTRY
- DRIVE THRU ENTRY/EXIT
- HT +0.00' — HEIGHT RELATIVE TO AVERAGE CURB LEVEL
- (EL +0.00) — HEIGHT RELATIVE TO NAVD88
- EXISTING BUILDINGS
- PROPOSED BUILDING (ILLUSTRATIVE)
- REAR YARD EQUIVALENT WAIVER
- HEIGHT AND SETBACK WAIVER

0' 10' 20' 40' 80'

GENERAL NOTES:

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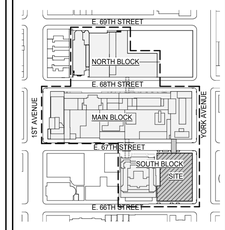
Memorial Sloan Kettering Cancer Center

DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:

MSK PAVILION
1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



PROJECT NORTH | TRUE NORTH

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: (212) 964-4040

DESIGN ARCHITECT:
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300 West 57th Street, 26th Floor
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TEL: (212) 641-9600

PROJECT LEAD:
CANNON DESIGN ARCHITECTURE & ENGINEERING, P.C.
360 Madison Avenue, 11th Floor
New York, NY 10017
TEL: 212-972-9800

ULURP #:
BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

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CONSULTANT:
AAI ARCHITECTS, P.C.

DRAWING TITLE:
NORTH ELEVATION (ILLUSTRATIVE)

SEAL & SIGNATURE:

DATE: 12/16/22
PROJECT No: 2229
DRAWN: Author
CHK: Checker
REV: 0
DWG No: **Z-43**
SHEET: OF
SCALE: As indicated

36" x 48" Avoid E-SHEET SIZE
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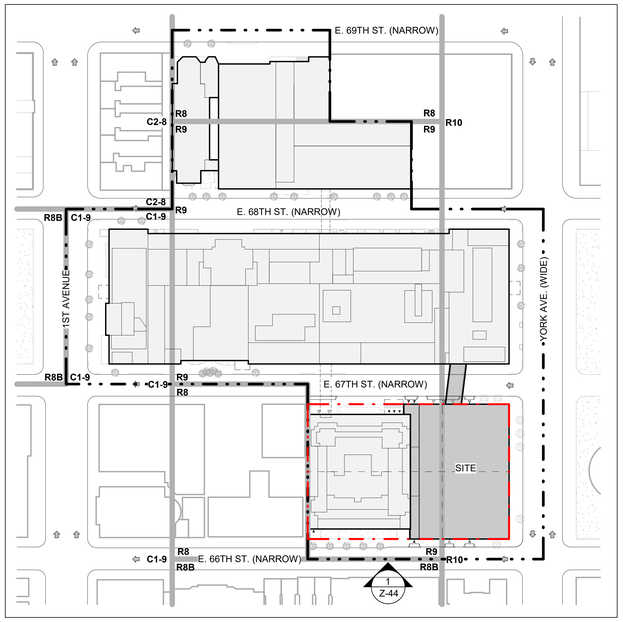
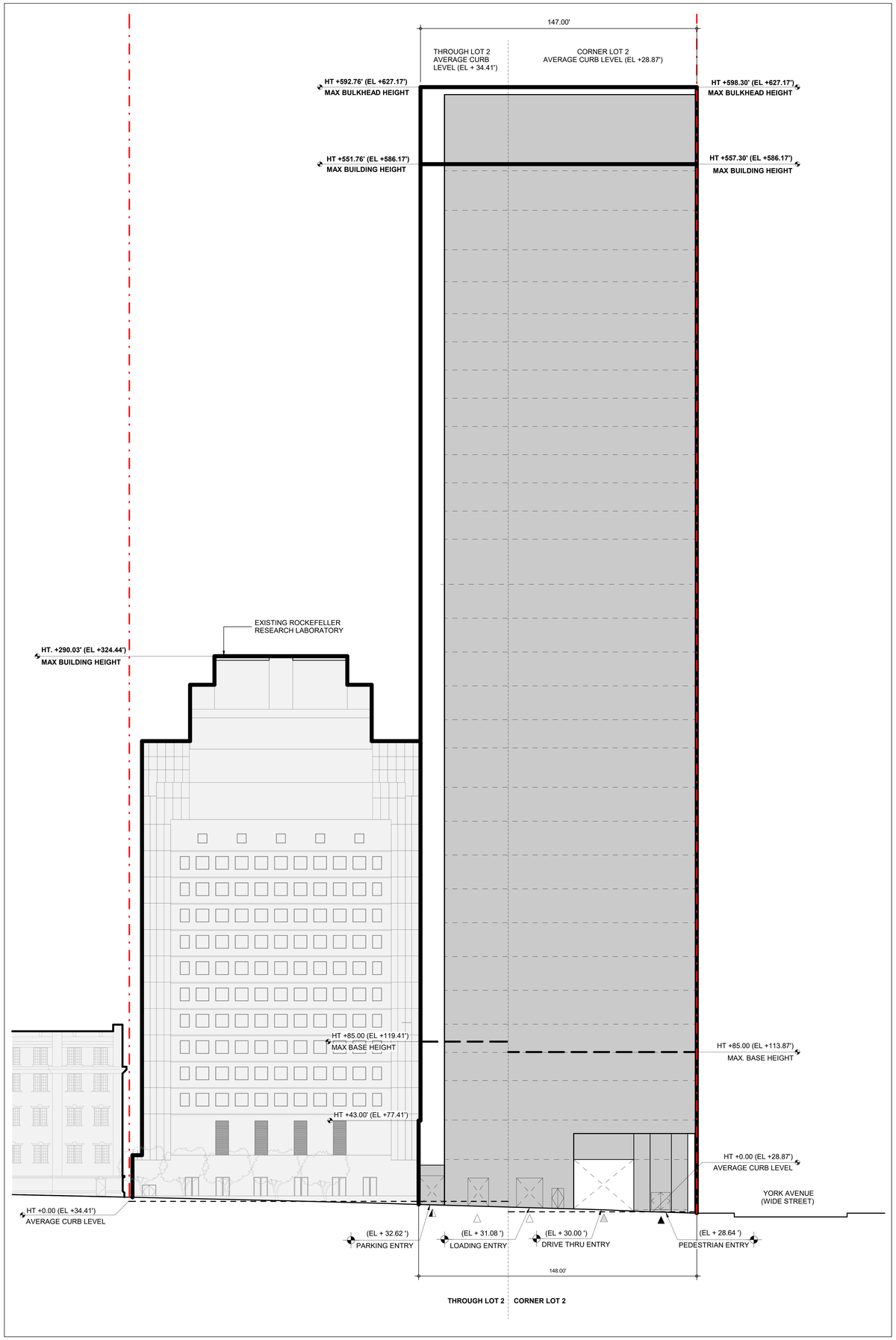
PLOT DATE: 1/12/2024 2:00:44 PM



KEY PLAN 2
1" = 80'-0"



ILLUSTRATIVE SOUTH ELEVATION 1
3/64" = 1'-0"

LEGEND

- PROPOSED MAXIMUM BUILDING ENVELOPE
- SETBACK LINE
- LOT PORTION LINE
- ZONING LOT LINE
- LSCFD BOUNDARY
- PEDESTRIAN ENTRY
- PARKING ENTRY/ EXIT
- LOADING ENTRY
- DRIVE THRU ENTRY/EXIT
- HT +0.00' — HEIGHT RELATIVE TO AVERAGE CURB LEVEL
- (EL +0.00) — HEIGHT RELATIVE TO NAVD88
- EXISTING BUILDINGS
- PROPOSED BUILDING (ILLUSTRATIVE)
- REAR YARD EQUIVALENT WAIVER
- HEIGHT AND SETBACK WAIVER

0' 10' 20' 40' 80'

GENERAL NOTES:

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, SOUTH BLOCK ZONING LOT, AND RELATED CURB CUTS. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE SOUTH BLOCK ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. HEIGHTS OF EXISTING BUILDINGS ARE APPROXIMATE. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

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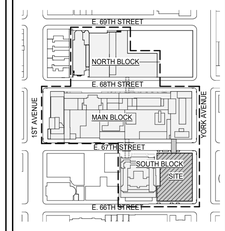
Memorial Sloan Kettering Cancer Center

DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:

MSK PAVILION
1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



PROJECT NORTH | TRUE NORTH

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: (212) 964-4040

DESIGN ARCHITECT:
FOSTER + PARTNERS
300 West 57th Street, 26th Floor
New York, NY 10019
TEL: (212) 641-9600

PROJECT LEAD:
CANNON DESIGN ARCHITECTURE & ENGINEERING, P.C.
360 Madison Avenue, 11th Floor
New York, NY 10017
TEL: 212-972-9800

ULURP #:
BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

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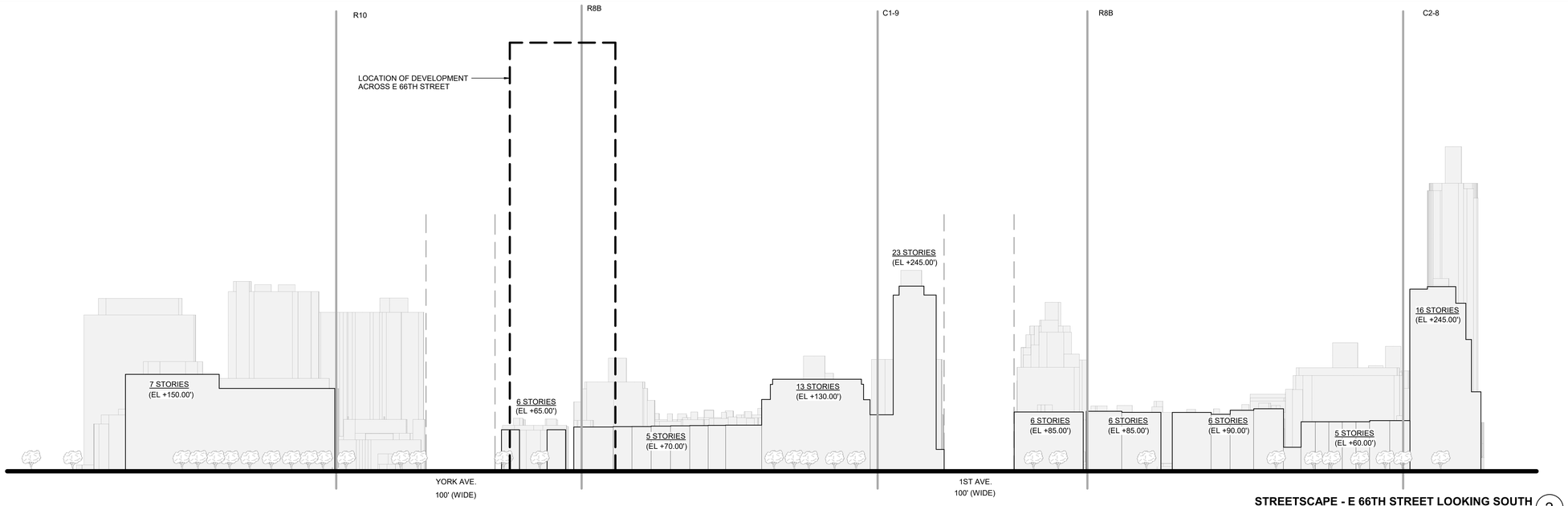
CONSULTANT:
AAI ARCHITECTS, P.C.

DRAWING TITLE:
SOUTH ELEVATION (ILLUSTRATIVE)

SEAL & SIGNATURE:

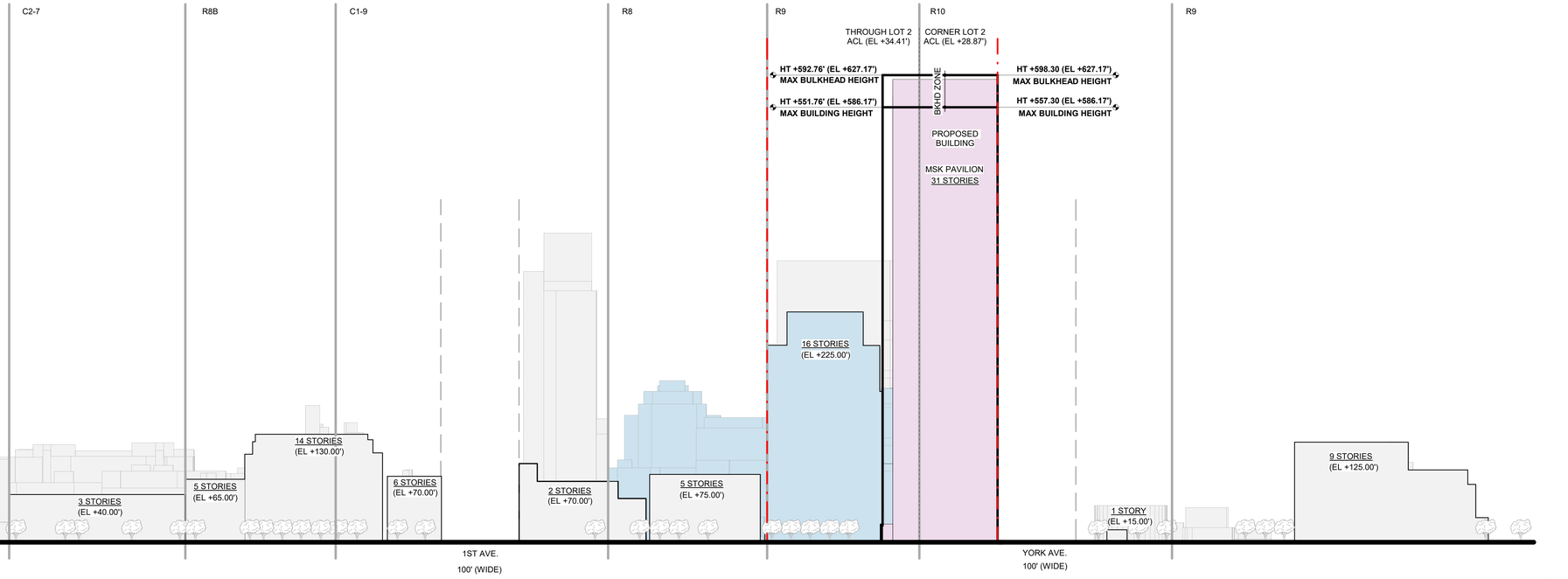
DATE:	12/16/22
PROJECT No:	2229
DRAWN: Author	REV:
CHK: Checker	0
DWG No:	Z-44
SHEET: OF	SCALE: As indicated

FILE NAME: C:\Revit Local Files\X-Mike\2229-MSK-PAV_ULURP_AA_Z29.vpze.rvt
PLOT DATE: 1/12/2024 2:00:16 PM



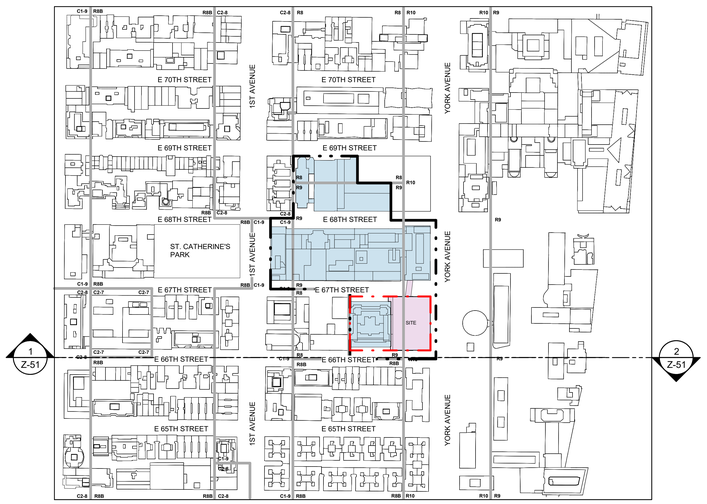
STREETSCAPE - E 66TH STREET LOOKING SOUTH

1" = 60'-0" (2)



STREETSCAPE - E 66TH STREET LOOKING NORTH

1" = 60'-0" (1)



LEGEND

- LSCFD BOUNDARY
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- PROPOSED MAX BUILDING ENVELOPE
- STREET WALL LINE
- LOT PORTION LINE
- HT +0.00' — HEIGHT RELATIVE TO AVERAGE CURB LEVEL
- (EL +0.00) — HEIGHT RELATIVE TO NAVD88
- PROPOSED BUILDING (ILLUSTRATIVE)
- EXISTING LSCFD BUILDINGS
- EXISTING BUILDINGS

0' 30' 60' 120' 240'

GENERAL NOTES:

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, SOUTH BLOCK ZONING LOT, AND RELATED CURB CUTS. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE SOUTH BLOCK ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. HEIGHTS OF EXISTING BUILDINGS ARE APPROXIMATE. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

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Memorial Sloan Kettering Cancer Center

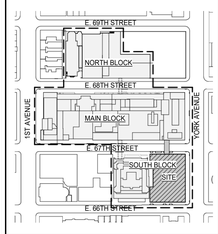
DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:

MSK PAVILION

1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



PROJECT NORTH | TRUE NORTH

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: (212) 964-4040

DESIGN ARCHITECT:
FOSTER + PARTNERS
300 West 57th Street, 26th Floor
New York, NY 10019
TEL: (212) 641-9600

PROJECT LEAD:
CANNON DESIGN ARCHITECTURE & ENGINEERING, P.C.
360 Madison Avenue, 11th Floor
New York, NY 10017
TEL: 212-972-9800

ULURP #:

BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

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CONSULTANT:

AAI ARCHITECTS, P.C.

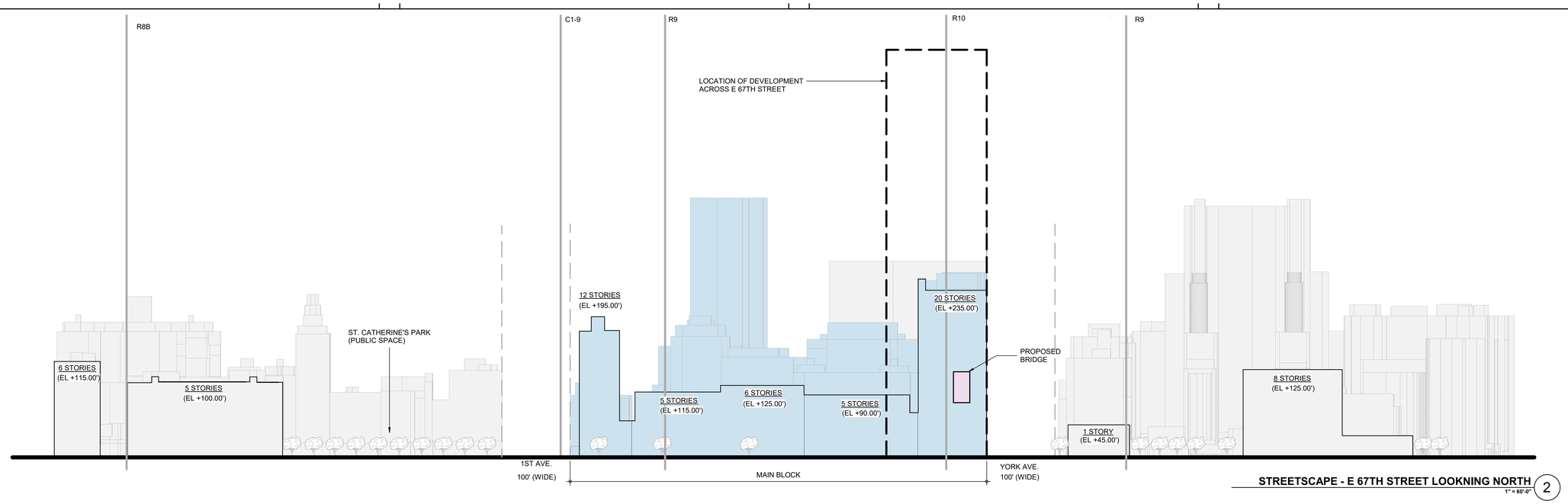
DRAWING TITLE:

NEIGHBORHOOD CHARACTER DIAGRAM (EAST 66TH STREET)

SEAL & SIGNATURE:

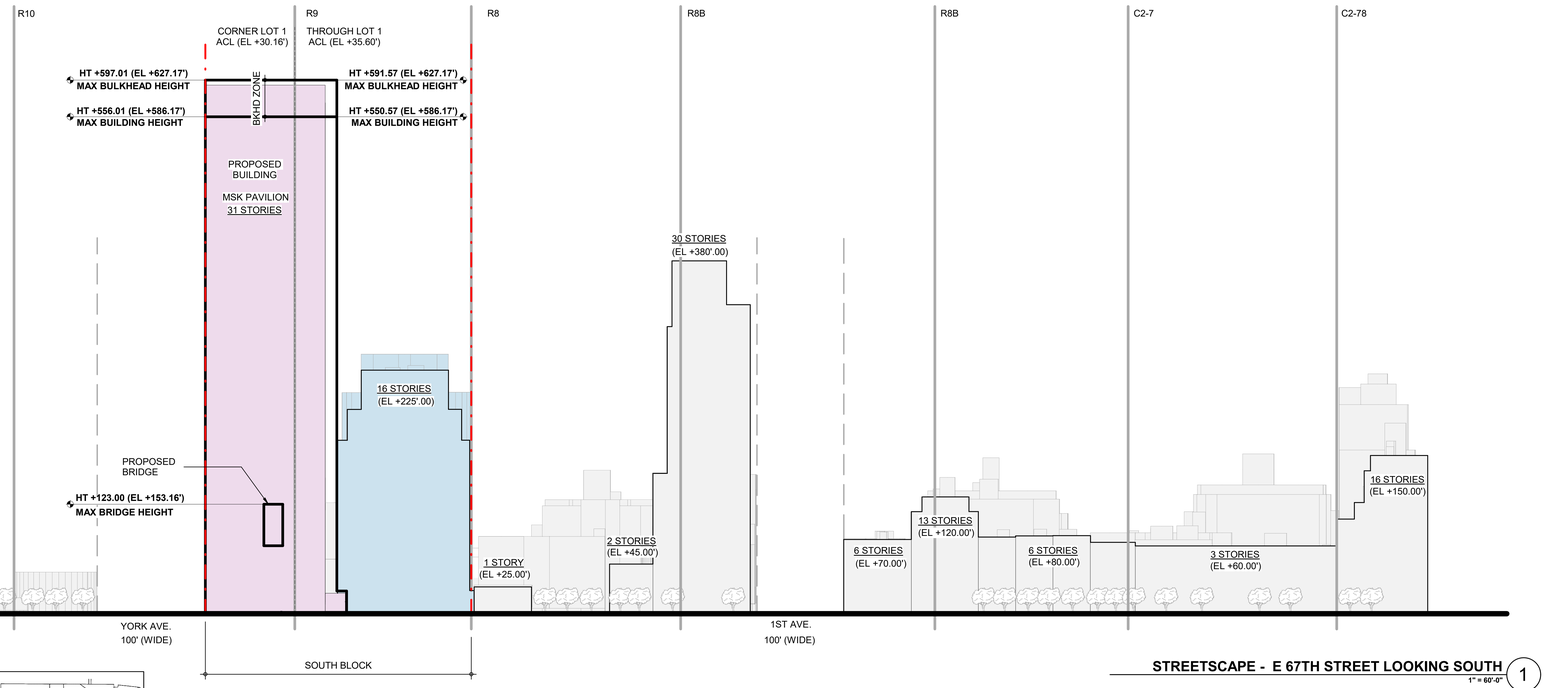
DATE: 12/15/22
PROJECT No: 2229
DRAWN: Author | REV: 0
CHK: Checker
DWG No: **Z-51**
SHEET: OF
SCALE: As indicated

FILE NAME: C:\Revit Local Files\X-Mac\2229-MSK-PAV_ULURP_AA_Jduarez.rvt
PLOT DATE: 1/11/2024 3:32:09 AM



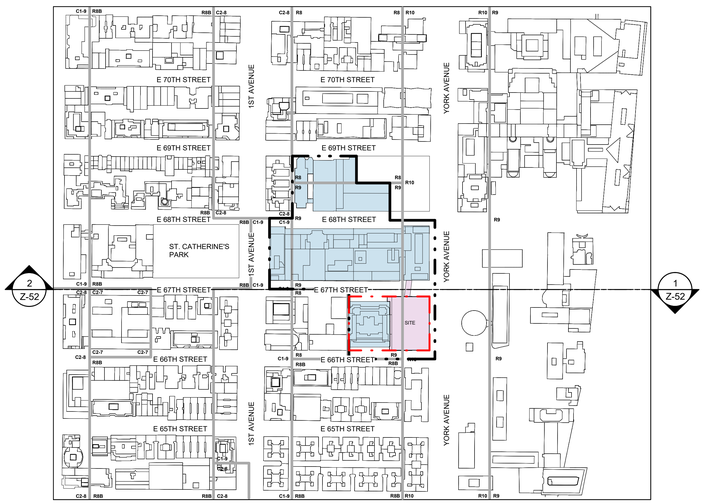
STREETSCAPE - E 67TH STREET LOOKNING NORTH

1" = 60'-0" — 2



STREETSCAPE - E 67TH STREET LOOKING SOUTH

1" = 60'-0" — 1



LEGEND

- LSCFD BOUNDARY
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- PROPOSED MAX BUILDING ENVELOPE
- STREET WALL LINE
- LOT PORTION LINE
- HT +0.00' — HEIGHT RELATIVE TO AVERAGE CURB LEVEL
- (EL +0.00) — HEIGHT RELATIVE TO NAVD88
- PROPOSED BUILDING (ILLUSTRATIVE)
- EXISTING LSCFD BUILDINGS
- EXISTING BUILDINGS

0' 30' 60' 120' 240'

GENERAL NOTES:

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Memorial Sloan Kettering Cancer Center

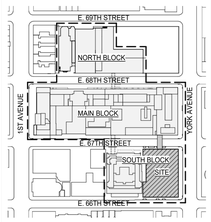
DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:

MSK PAVILION

1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



PROJECT NORTH — TRUE NORTH

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: (212) 964-4040

DESIGN ARCHITECT:
FOSTER + PARTNERS
300 West 57th Street, 26th Floor
New York, NY 10019
TEL: (212) 641-9600

PROJECT LEAD:
CANNON DESIGN ARCHITECTURE & ENGINEERING, P.C.
360 Madison Avenue, 11th Floor
New York, NY 10017
TEL: 212-972-9800

ULURP #:

BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

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CONSULTANT:

AAI ARCHITECTS, P.C.

DRAWING TITLE:

NEIGHBORHOOD CHARACTER DIAGRAM (EAST 67TH STREET)

SEAL & SIGNATURE:

DATE: 12/16/22
PROJECT No: 2229
DRAWN: Author
CHK: Checker
REV: 0
DWG No: **Z-52**
SHEET: OF
SCALE: As indicated

FILE NAME: C:\Revit Local Files\Z-Misc\2229-MSK-PAV_ULURP_AA_Joanne.rvt
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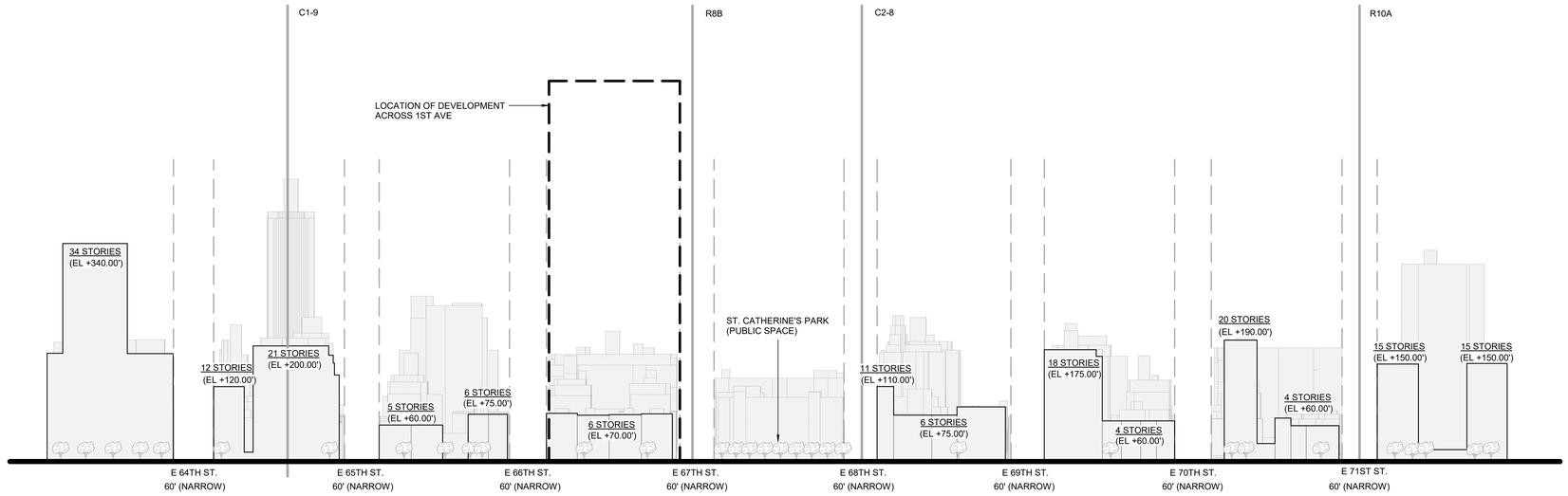
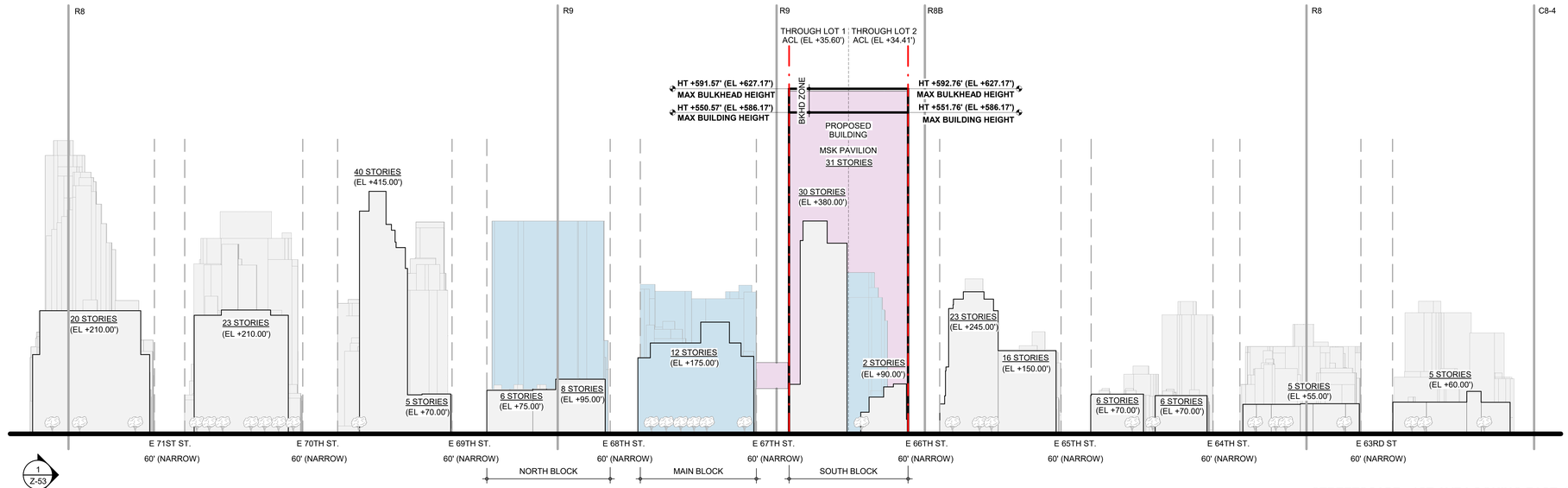


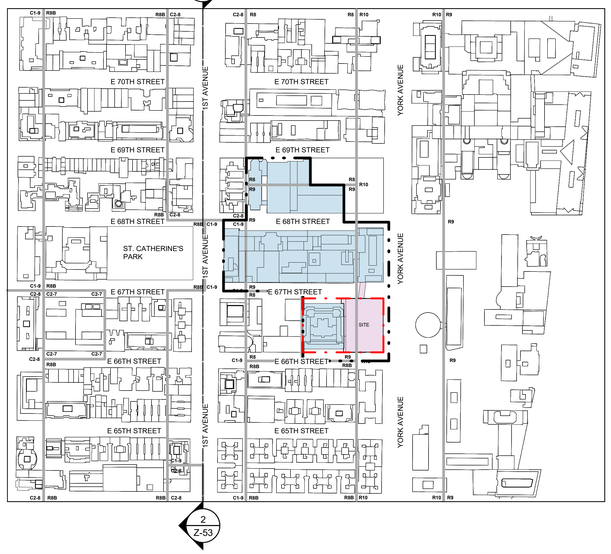
STREETSCAPE - 1ST AVE LOOKING WEST

1" = 80'-0" 2



STREETSCAPE - 1ST AVE LOOKING EAST

1" = 80'-0" 1



LEGEND

- LSCFD BOUNDARY
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- PROPOSED MAX BUILDING ENVELOPE
- STREET WALL LINE
- LOT PORTION LINE
- HT +0.00' — HEIGHT RELATIVE TO AVERAGE CURB LEVEL
- (EL +0.00) — HEIGHT RELATIVE TO NAVD88
- PROPOSED BUILDING (ILLUSTRATIVE)
- EXISTING LSCFD BUILDINGS
- EXISTING BUILDINGS

0' 30' 60' 120' 240'

GENERAL NOTES:

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Memorial Sloan Kettering Cancer Center

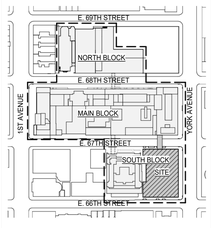
DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:

MSK PAVILION

1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



PROJECT NORTH | TRUE NORTH

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
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PROJECT LEAD:
CANNON DESIGN ARCHITECTURE & ENGINEERING, P.C.
360 Madison Avenue, 11th Floor
New York, NY 10017
TEL: 212-672-9800

ULURP #:

BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

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CONSULTANT:

AAI ARCHITECTS, P.C.

DRAWING TITLE:

NEIGHBORHOOD CHARACTER DIAGRAM (FIRST AVENUE)

SEAL & SIGNATURE:	DATE: 12/16/22
	PROJECT No: 2229
	DRAWN: Author REV:
	CHK: Checker 0
	DWG No: Z-53
SHEET: OF	SCALE: As indicated

FILE NAME: C:\Revit Local Files\X-Files\2229-MSK-PAV_-ULURP_AA_LAuarez.rvt
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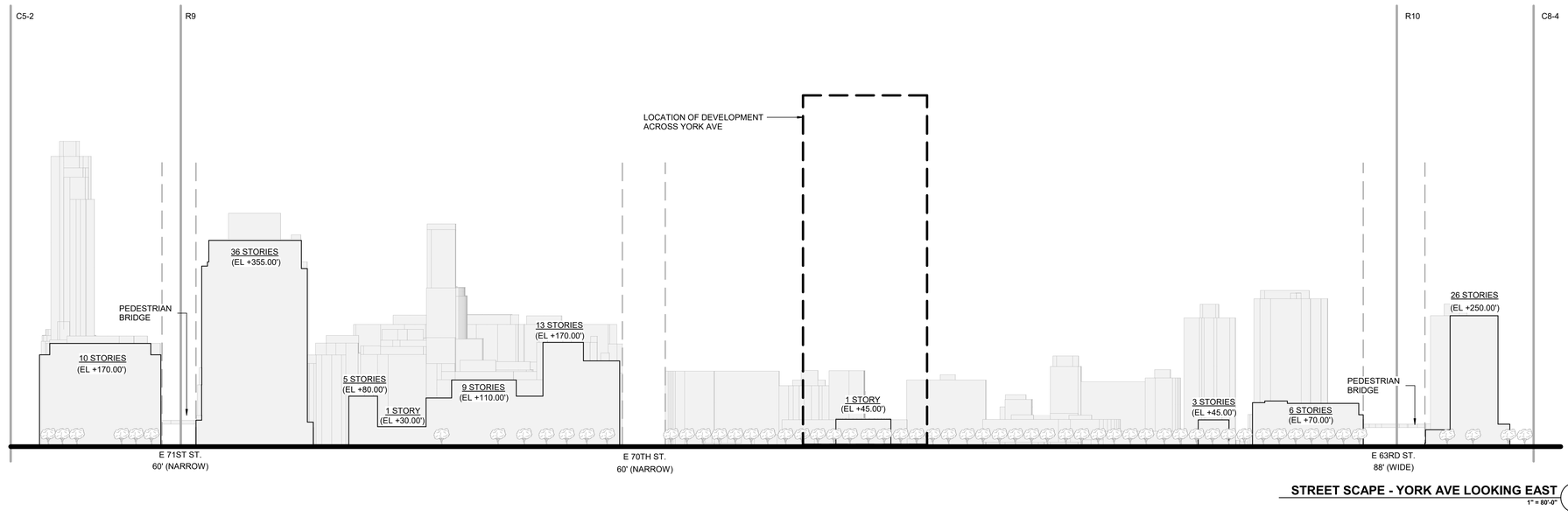
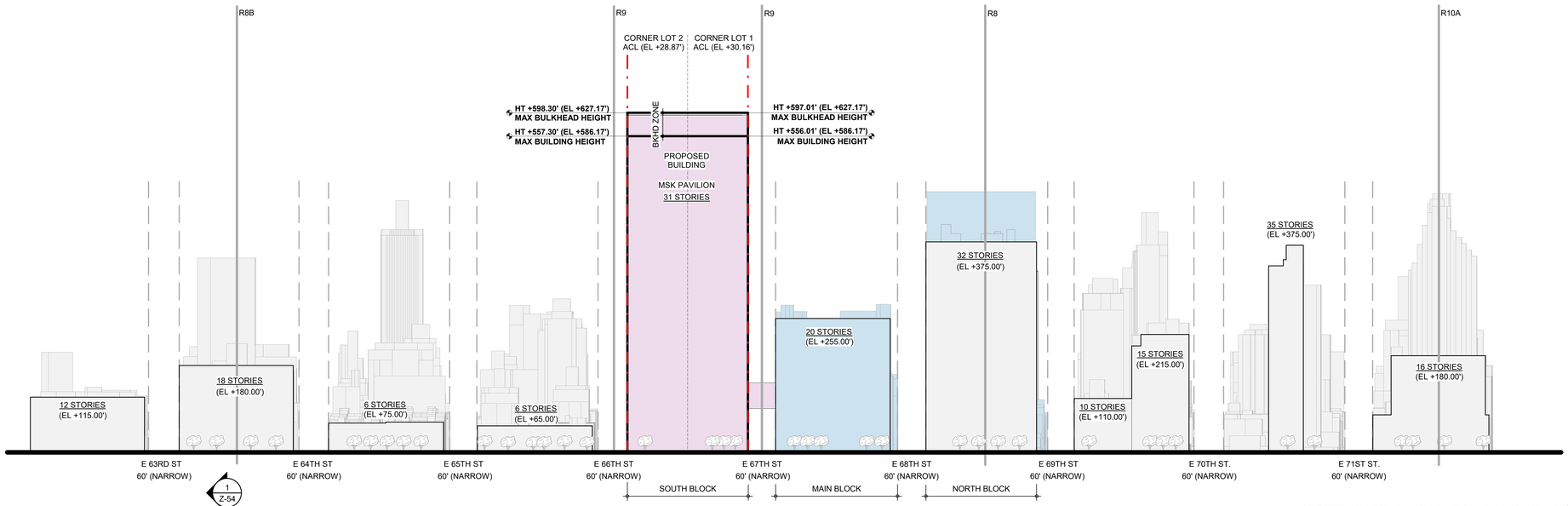
36" x 48" Arch E SHEET SIZE



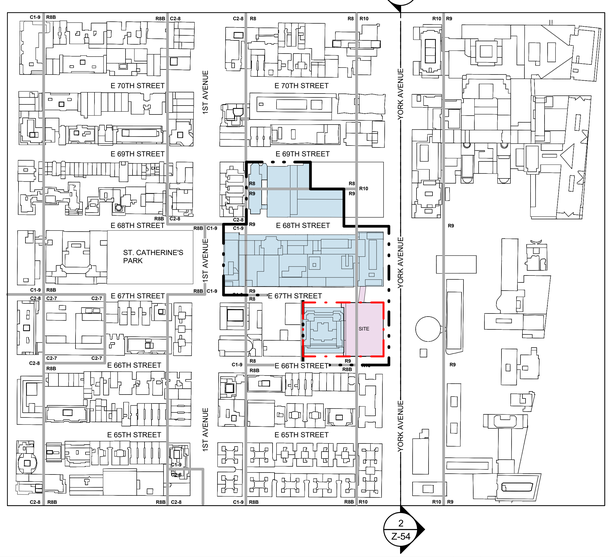
STREET SCAPE - YORK AVE LOOKING EAST

1" = 80'-0" (2)



STREETSCAPE - YORK AVE LOOKING WEST

1" = 80'-0" (1)



LEGEND

- LSCFD BOUNDARY
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- PROPOSED MAX BUILDING ENVELOPE
- STREET WALL LINE
- LOT PORTION LINE
- HT +0.00' — HEIGHT RELATIVE TO AVERAGE CURB LEVEL
- (EL +0.00) — HEIGHT RELATIVE TO NAVD88
- PROPOSED BUILDING (ILLUSTRATIVE)
- EXISTING LSCFD BUILDINGS
- EXISTING BUILDINGS

0' 30' 60' 120' 240'

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Memorial Sloan Kettering Cancer Center

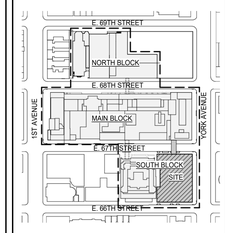
DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:

MSK PAVILION

1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



PROJECT NORTH | TRUE NORTH

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: (212) 964-4040

DESIGN ARCHITECT:
FOSTER + PARTNERS
300 West 57th Street, 26th Floor
New York, NY 10019
TEL: (212) 641-9600

PROJECT LEAD:
CANNON DESIGN ARCHITECTURE & ENGINEERING, P.C.
360 Madison Avenue, 11th Floor
New York, NY 10017
TEL: 212-972-9800

ULURP #:

BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

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CONSULTANT:

AAI ARCHITECTS, P.C.

DRAWING TITLE:

NEIGHBORHOOD CHARACTER DIAGRAM (YORK AVENUE)

SEAL & SIGNATURE:

DATE: 12/16/22
PROJECT No: 2229
DRAWN: Author
CHK: Checker
REV: 0
DWG No: **Z-54**
SHEET: OF
SCALE: As indicated

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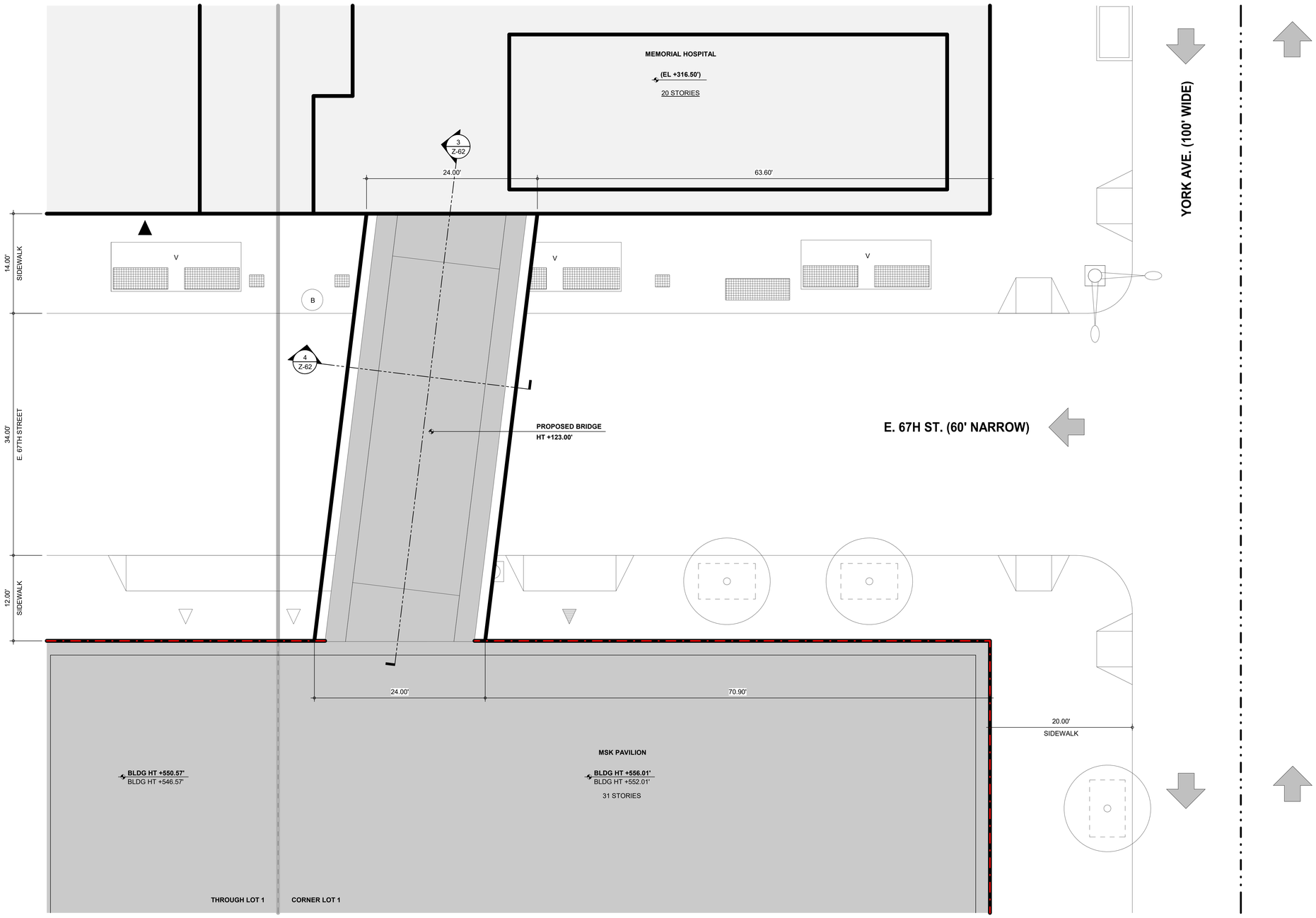

BRIDGE SITE PLAN (1)
3/16" = 1'-0"

LEGEND

- COMMUNITY FACILITY ENTRY
- PARKING ENTRY/ EXIT
- LOADING ENTRY
- DRIVE THROUGH ENTRY/EXIT
- HT +000.00' / HT +000.00' / 0 STORIES — PROPOSED MAX. BUILDING ENVELOPE HEIGHT FROM ACL; ILLUSTRATIVE BUILDING HEIGHT FROM ACL; # STORIES
- (EL +0.00') — ENVELOPE HEIGHT MEASURED IN NAVD88
- (EL +0.00') — HEIGHT RELATIVE TO NAVD88
- CURB CUT
- STREET LAMP
- GRATE
- FIRE HYDRANT
- R9/R10 — ZONING DISTRICT
- 00 STORIES — # STORIES
- VEHICULAR DIRECTION
- EXISTING STREET TREES
- PROPOSED STREET TREES
- BUS — BUS STOP WITH SHELTER
- B — BUS STOP WITHOUT SHELTER
- V — PROPOSED UTILITY VAULT
- V — EXISTING UTILITY VAULT
- STAIRS
- LSCFD BOUNDARY
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LOT PORTION LINE
- GREEN SPACE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT (ILLUSTRATIVE)
- EXISTING OVERHANG

0' 5' 10' 20'

GENERAL NOTES:

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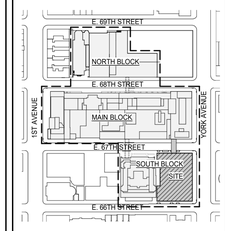
DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:
MSK PAVILION
1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:


PROJECT NORTH | TRUE NORTH

ARCHITECT OF RECORD:
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New York, NY 10005
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360 Madison Avenue, 11th Floor
New York, NY 10017
TEL: 212-972-9800

ULURP #:
BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

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CONSULTANT:
AAI ARCHITECTS, P.C.

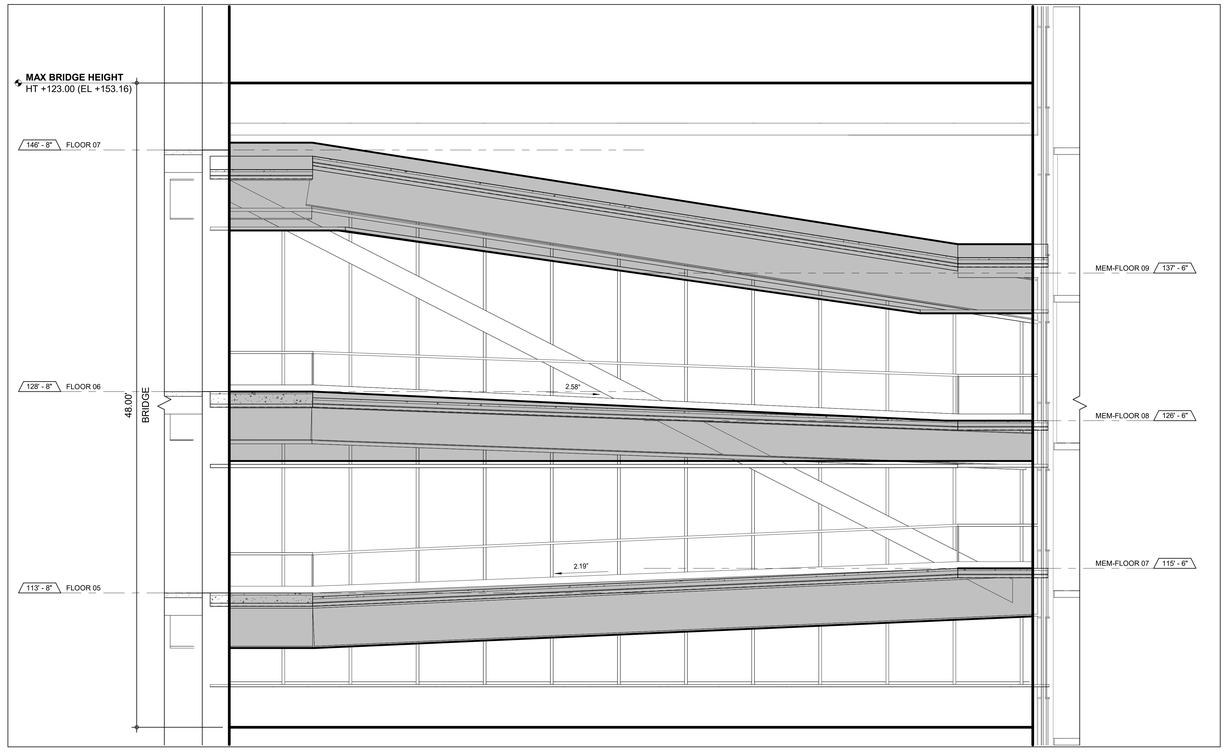
DRAWING TITLE:
BRIDGE SITE PLAN

SEAL & SIGNATURE:

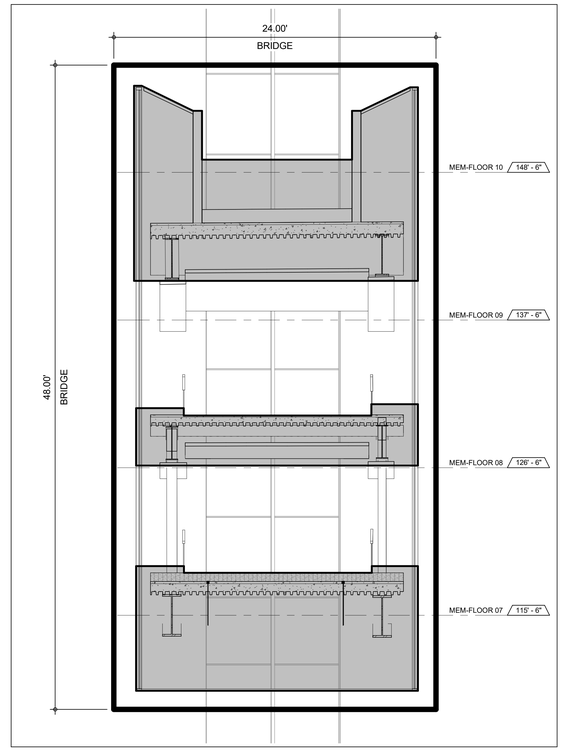
DATE: 12/16/22
PROJECT No: 2229
DRAWN: Author
CHK: Checker
REV: 0
DWG No: **Z-61**
SHEET: OF
SCALE: As indicated

FILE NAME: C:\Revit Local Files\X-Rev\2229-MSK-KPAV_ULURP_AA_LAsunset.rvt
PLOT DATE: 1/11/2024 3:24:18 PM

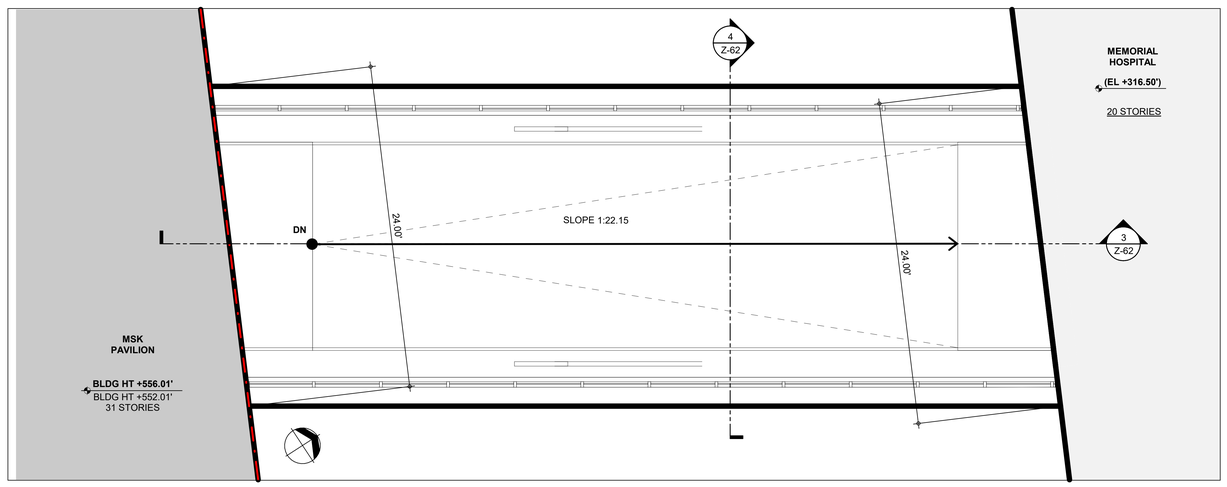
36" x 48" Arch E SHEET SIZE



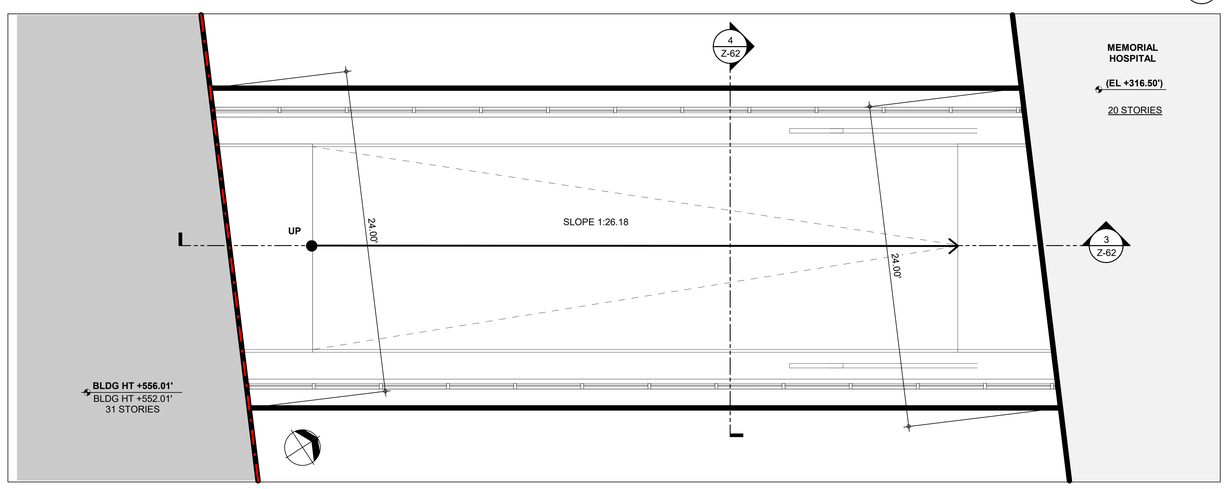
SECTION WEST - BRIDGE 3
1/4" = 1'-0"



SECTION NORTH - BRIDGE 4
1/4" = 1'-0"



FLOOR PLAN - PAVILION LEVEL 6 (ILLUSTRATIVE) 2
1/4" = 1'-0"



FLOOR PLAN - PAVILION LEVEL 5 (ILLUSTRATIVE) 1
1/4" = 1'-0"

0' 5' 10' 20'

GENERAL NOTES:

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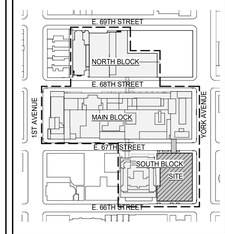

PROJECT NORTH

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ULURP #:

BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

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CONSULTANT:

AAI ARCHITECTS, P.C.

DRAWING TITLE:

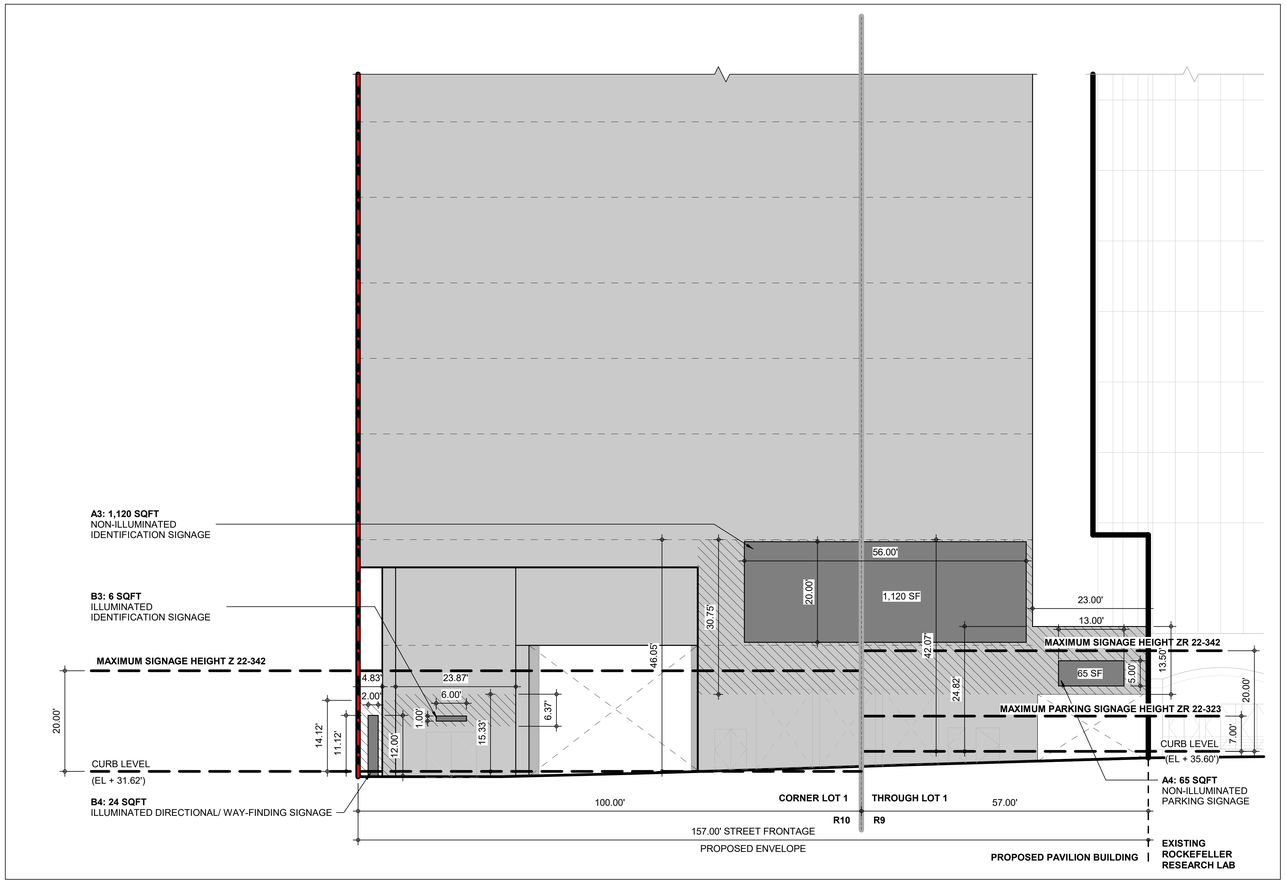
BRIDGE PLANS AND SECTIONS

SEAL & SIGNATURE:

DATE: 12/16/22
PROJECT No: 2229
DRAWN: Author
CHK: Checker
REV: 0
DWG No: **Z-62**
SHEET: OF
SCALE: As indicated

FILE NAME: C:\Revit Local Files\Z-Misc\2229-MSK-PAV_ULURP_AA_JJuarez.rvt
PLOT DATE: 1/10/2024 2:57:59 PM

36" x 48" Arch E - SHEET SIZE



PROPOSED SIGNAGE - 67TH STREET 3
3/32" = 1'-0"

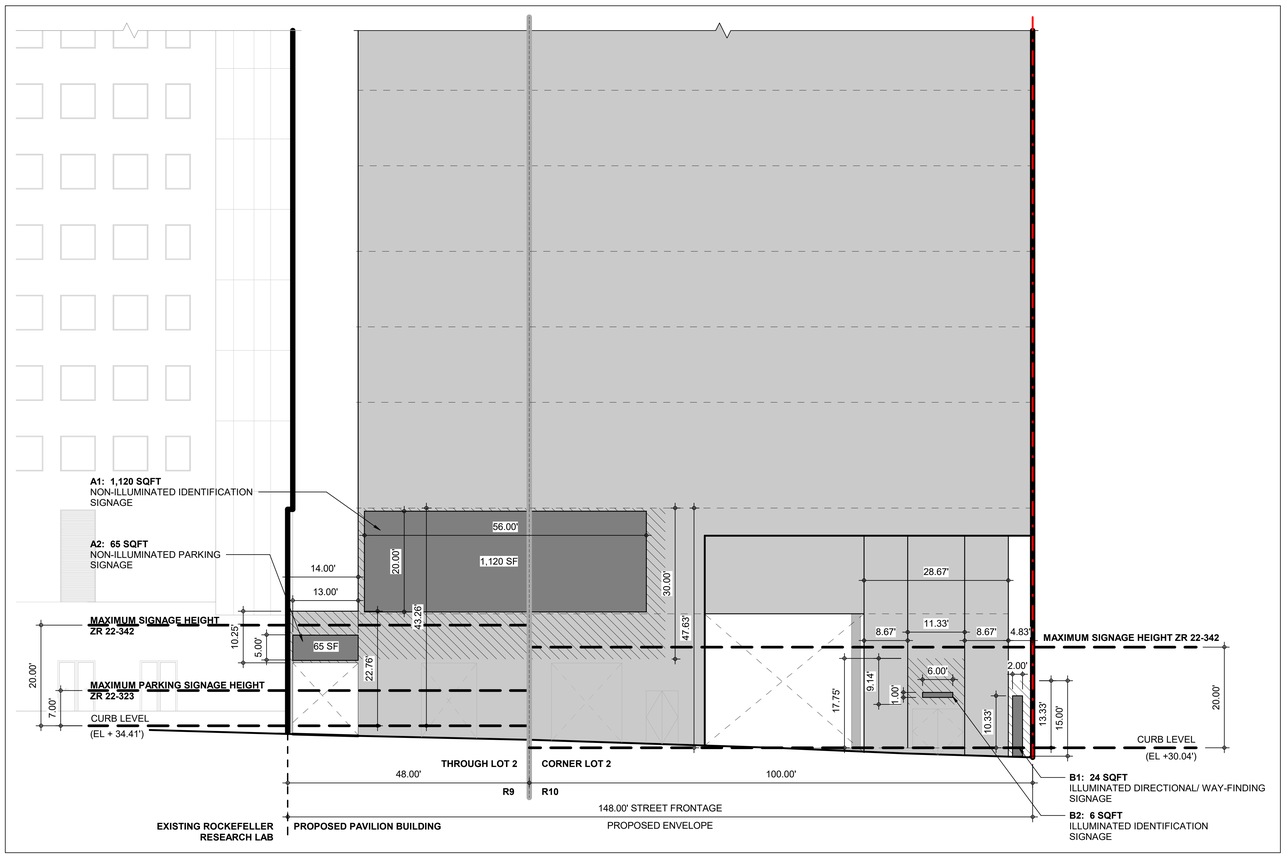
SIGNAGE CALCULATIONS

East 66th Street Frontage for Proposed Building: 148'
East 67th Street Frontage for Proposed Building: 158'
York Avenue Street Frontage for Proposed Building: 200.83'
Total Zoning Lot Street Frontage for Proposed Building: 506.83'

ZR-Sec	ITEM	PERMITTED/ REQUIRED	PROPOSED					
			E 66th Street		E 67th Street		York Avenue	
			Proposed	Compliance/ Comment	Proposed	Compliance/ Comment	Proposed	Compliance/ Comment
22-321 (a) 22-321 (c)	Signage Area - Nameplates or identification for hospital and related facilities	Identification or directional signs - Any number of signs are permitted. Total surface shall not exceed 25 SF per street frontage, per building if the zoning lot has more than one building that fronts upon the same street.	1,215 SF	Does not Comply Special Permit Requested pursuant to Section 79-43, see req'd action #4 on Z-11	1,215 SF	Does not Comply Special Permit Requested pursuant to Section 79-43, see req'd action #4 on Z-11	1,397 SF	**Does not Comply** Special Permit Requested pursuant to Section 79-43, see req'd action #4 on Z-11
		Directory or Bulletin board - One sign is permitted, individual or combined is not to exceed 50 SF per street frontage.	0	Complies	0	Complies	0	Complies
22-323	Signs for Parking Areas	One sign permitted not exceeding two square foot. Additional two square feet for car sharing function. No such sign shall be 7 FT above curb level.	50 SF mounted 18 FT	**Does not Comply** Special Permit Requested pursuant to Section 79-43, see req'd action #4 on Z-11	50 SF mounted 18 FT	Does not Comply Special Permit Requested pursuant to Section 79-43, see req'd action #4 on Z-11	0	Complies
22-331	Signage Area - Illuminated Accessory signs for hospital and related facilities	Illuminated non-flashing accessory signs - Any number of signs are permitted, provided that the combined total surface area of both illuminated and non-illuminated identification or directional signs does not exceed 25 SF per street frontage, per building.	0	Complies	0	Complies	0	Complies
		Illuminated non-flashing identification or directional signs - One sign is permitted, provided the total area of all direction or bulletin board signs does not exceed 50 square feet per street frontage, per building.	50 SF	Complies	50 SF	Complies	48 SF	Complies
		Illuminated non-flashing directory or bulletin board - One sign is permitted, provided the total area of all directional or bulletin board signs does not exceed 50 SF per street front, per building.	0	Complies	0	Complies	0	Complies
22-341	Projecting signs	No sign shall project across a street line more than 12 inches.	0	Complies	0	Complies	0	Complies
22-342	Signage Height	20' Maximum Height above Curb Level	47.63' Maximum Height above Curb Level	**Does not Comply** Special Permit Requested pursuant to Section 79-43, see req'd action #4 on Z-11	46.05' Maximum Height above Curb Level	**Does not Comply** Special Permit Requested pursuant to Section 79-43, see req'd action #4 on Z-11	50' Maximum Height above Curb Level	Does not Comply Special Permit Requested pursuant to Section 79-43, see req'd action #4 on Z-11
22-343	Number of Signs	Per 22-32 For hospital facilities, any number of identification or directional signs are permitted	1 non-illuminated identification sign 1 illuminated identification sign 1 illuminated directional sign	Complies	1 non-illuminated identification sign, 1 illuminated identification sign, 1 illuminated directional sign,	Complies	2 non-illuminated identification signs 1 non-illuminated directional sign 2 illuminated directional signs	Complies
		Per 22-331 Any number of illuminated non-flashing identification or directional signs are permitted	1 illuminated non-flashing directional sign 1 illuminated identification sign	Complies	1 illuminated non-flashing identification sign 1 illuminated non-flashing directional sign	Complies	2 illuminated non-flashing directional signs	Complies

Sign	Type	Type			Size: Permitted	Size: Proposed (SF)			Height: Permitted	Height: Proposed			
		E. 66th St.	E. 67th St.	York Ave.		E. 66th St.	E. 67th St.	York Ave.		E. 66th St.	E. 67th St.	York Ave.	Comments
A1 A2 A3 A4 A5 A6 A7	Identification Parking Identification Parking Identification Identification Directional/ Way-Finding	Non-Illuminated Non-Illuminated	Non-Illuminated Non-Illuminated	Non-Illuminated Non-Illuminated Non-Illuminated	25 SF	1,120.00 SF 65.00 SF	1,120.00 SF 65.00 SF	504.00 SF 100.00 SF 945.00 SF*	* for parking 20' all other signs	43.26' (through lot 2) / 47.63' (corner lot 2) 22.76' (through lot 2)	43.07 (through lot 1) / 46.05' (corner lot 1) 24.82' (through lot 1)	50' (corner lot 2/ 48.98' (corner lot 1) 27.74' (corner lot 2) 26.85' (corner lot 2)	
				Total Non-Illuminated	25.00 SF	1,185.00 SF	1,185.00 SF	604.00 SF	20'	47.63' Max	46.05' Max	50' Max	
B1 B2 B3 B4 B5 B6	Directional/ Way-Finding Identification Identification Directional/ Way-Finding Directional/ Way-Finding Directional/ Way-Finding	Illuminated Non-Flashing Illuminated Non-Flashing	Illuminated Non-Flashing Illuminated Non-Flashing	Illuminated Non-Flashing Illuminated Non-Flashing	25 SF	24.00 SF 6.00 SF	6.00 SF 24.00 SF	24.00 SF 24.00 SF	* for parking 20' all other signs	13.33' (corner lot 2) 17.75' (corner lot 2)	15.33' (corner lot 1) 14.12' (corner lot 1)	15.72' (corner lot 2) 16.31' (corner lot 1)	
				Total Illuminated Non Flashing	25.00 SF	30.00 SF	30.00 SF	48.00 SF	20'	17.75' Max	15.33' Max	16.31' Max	
				Subtotal Signs	50.00 SF	1,215.00	1,215.00 SF	652.00 SF					
				Total Signs	50.00 SF		3,082.00 SF		20'	47.63' Max	46.05' Max	50' Max	

* = SIGNAGE LOCATED WITHIN RECESSED DRIVE-THROUGH. INCLUDED IN YORK AVENUE SUBTOTAL



PROPOSED SIGNAGE - 66TH STREET 2
3/32" = 1'-0"

LEGEND

- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- LOT PORTION LINE
- PROPOSED SIGNAGE ZONE
- PROPOSED SIGNAGE
- (EL +0.00) HEIGHT RELATIVE TO NAVD88

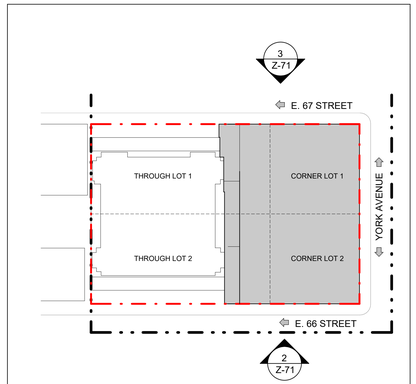
GENERAL NOTES:

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, SOUTH BLOCK ZONING LOT, AND RELATED CURB CUTS. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE SOUTH BLOCK ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. HEIGHTS OF EXISTING BUILDINGS ARE APPROXIMATE. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

2. BUILDING SHOWN WITHIN ZONING ENVELOPE IS FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE, INCLUDING BUT NOT LIMITED TO ENTRY LOCATIONS AND QUANTITY, AND OTHER DESIGN FEATURES.

3. BUILDING ENTRANCES AND STREET TREES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE SUBJECT TO CHANGE, INCLUDING BUT NOT LIMITED TO LOCATIONS AND QUANTITY.

0' 10' 20' 40' 80'



KEY PLAN 1
1" = 60'-0"

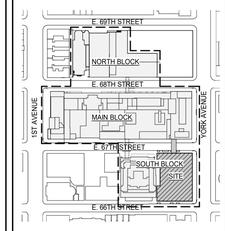
Memorial Sloan Kettering Cancer Center

DESIGN + CONSTRUCTION
FACILITY MANAGEMENT DIVISION
307 E 63RD STREET, 2ND FL
NEW YORK, NY 10065

PROJECT:

MSK PAVILION
1233 YORK AVENUE, NEW YORK, NY 10065

KEY PLAN:



PROJECT NORTH | TRUE NORTH

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: (212) 964-4040

DESIGN ARCHITECT:
FOSTER + PARTNERS
300 West 57th Street, 26th Floor
New York, NY 10019
TEL: (212) 641-9600

PROJECT LEAD:
CANNON DESIGN ARCHITECTURE & ENGINEERING, P.C.
360 Madison Avenue, 11th Floor
New York, NY 10017
TEL: 212-972-9800

ULURP #:
BOROUGH: MANHATTAN
BLOCK: 1461
LOT: 13, 21

DCP APPROVAL STAMP:

No.	DESCRIPTION	DATE
0	ULURP SUBMISSION	01/12/2024

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

DRAWING TITLE:
SIGNAGE DIAGRAMS

SEAL & SIGNATURE:

DATE: 06/12/23
PROJECT No: 2229
DRAWN: Author
CHK: Checker
REV: 0
DWG No: Z-71
SHEET: OF
SCALE: As indicated

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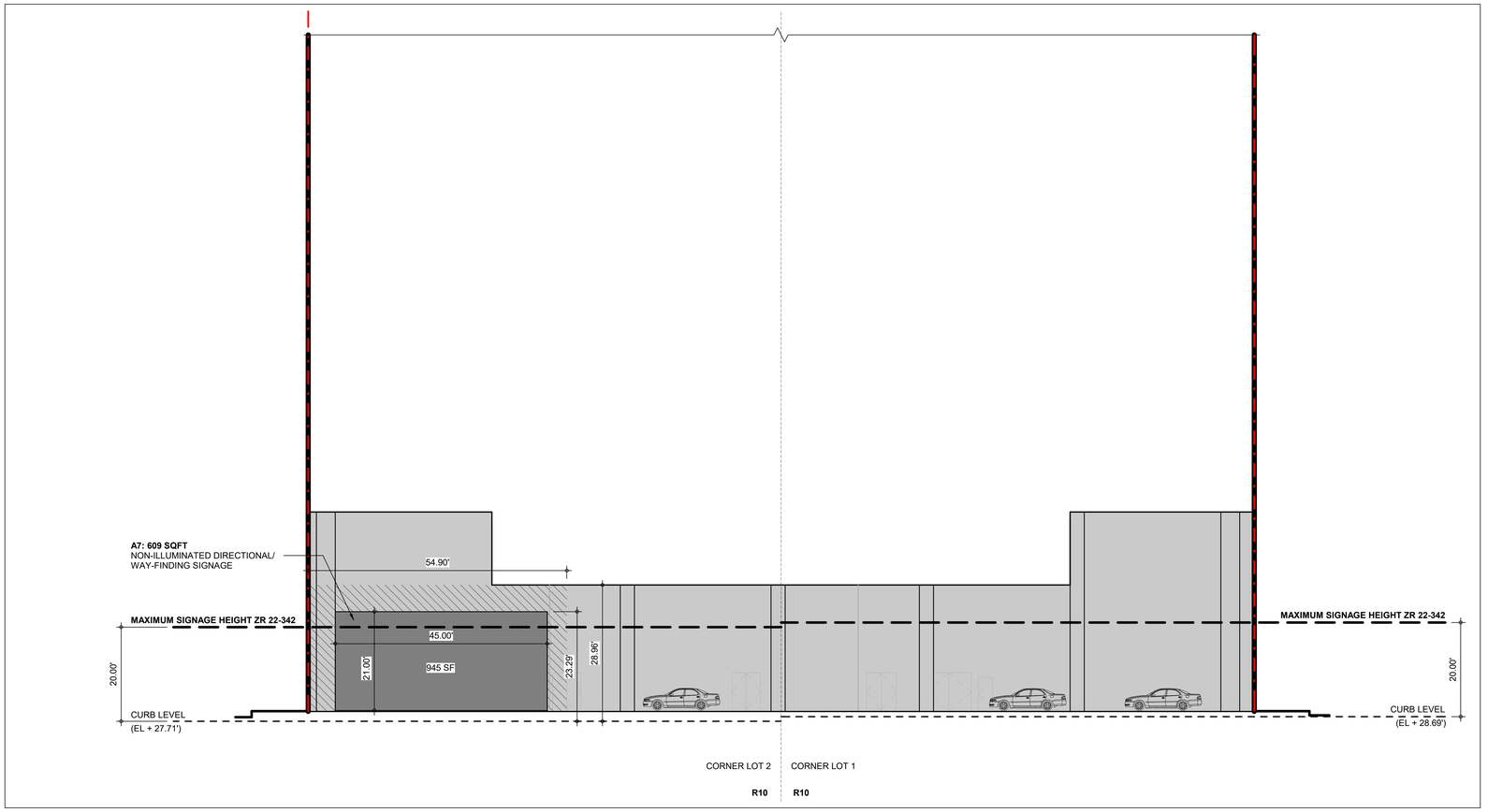
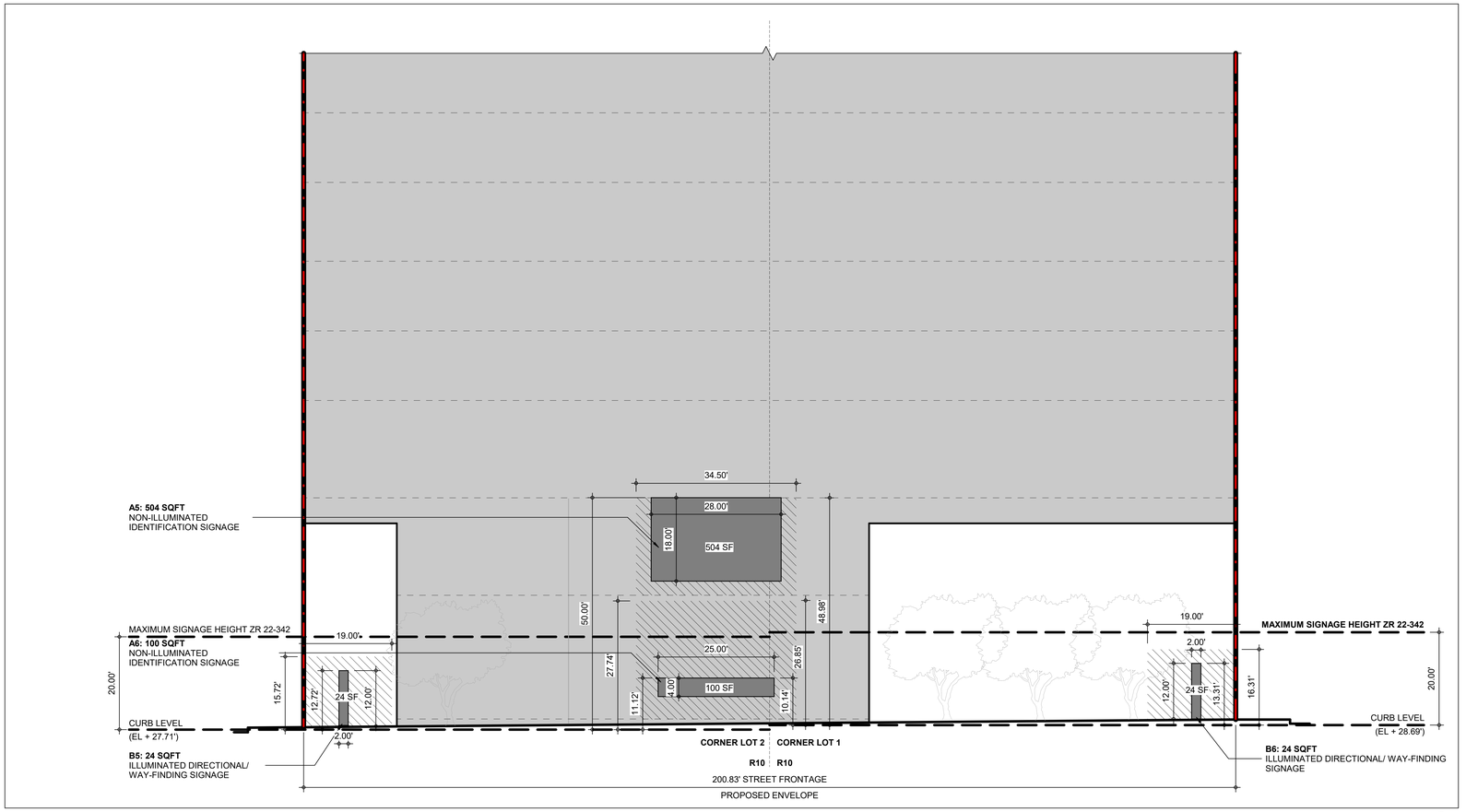


PROPOSED SIGNAGE - DRIVE THROUGH 3
3/32" = 1'-0"



PROPOSED SIGNAGE - YORK AVENUE 2
3/32" = 1'-0"

LEGEND

- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- LOT PORTION LINE
- PROPOSED SIGNAGE ZONE
- PROPOSED SIGNAGE
- (EL +0.00) HEIGHT RELATIVE TO NAVD88

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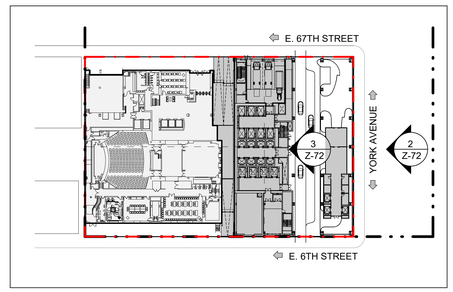

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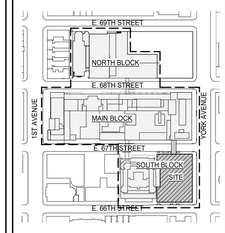

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No.	DESCRIPTION	DATE
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CONSULTANT:

AAI ARCHITECTS, P.C.

DRAWING TITLE:

SIGNAGE DIAGRAMS

SEAL & SIGNATURE:

DATE: 06/14/23
PROJECT No: 2229
DRAWN: Author
CHK: Checker
REV: 0
DWG No: Z-72
SHEET: OF
SCALE: As indicated

36" x 48" Arch E SHEET SIZE

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