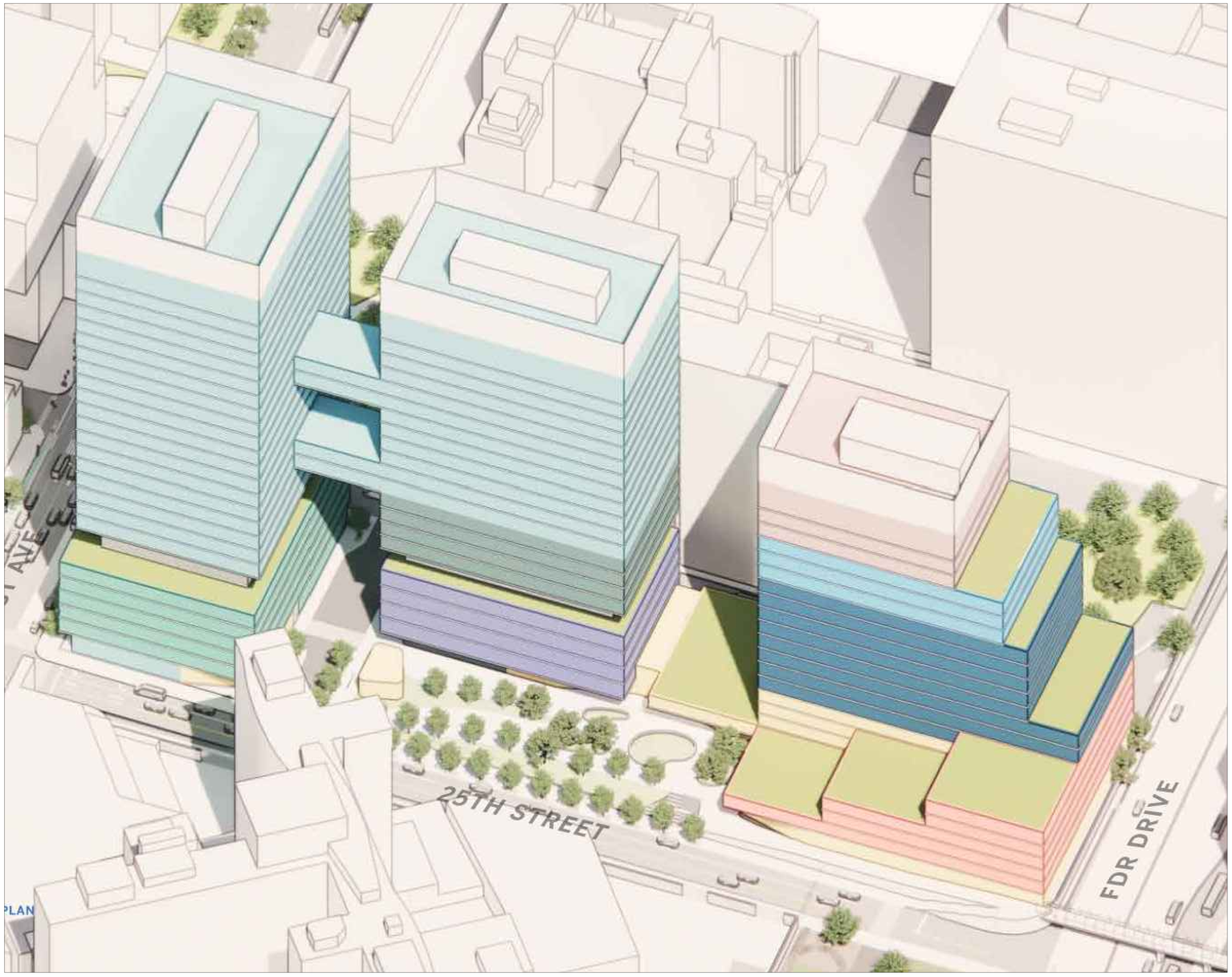
SPARC KIPS BAY

NEW YORK, NEW YORK



DRAWING LIST				
PAGE	DRAWING NUMBER	DRAWING TITLE	SCALE	CREATED
	GENERAL			
1	T-000.00	TITLE SHEET	NTS	•
	ZONING			
2	Z-001.00	LAND TITLE SURVEY	NTS	•
3	Z-002.00	ZONING ANALYSIS	NTS	•
4	Z-003.00	ZONING ANALYSIS	NTS	•
5	Z-110.00	ZONING LOT SITE PLAN	1/32"=1'-0"	•
6	Z-111.00	GROUND FLOOR PLAN	1/32"=1'-0"	•
7	Z-120.00	WAIVER PLAN	1/32"=1'-0"	•
8	Z-200.00	WAIVER SECTION	1/32"=1'-0"	•
9	Z-201.00	WAIVER SECTION	1/32"=1'-0"	•
10	Z-202.00	WAIVER SECTION	1/32"=1'-0"	•
11	Z-203.00	WAIVER SECTION	1/32"=1'-0"	•
12	Z-300.00	NORTH ELEVATION	1/32"=1'-0"	•
13	Z-301.00	SOUTH ELEVATION	1/32"=1'-0"	•
14	Z-302.00	EAST AND WEST ELEVATION	1/32"=1'-0"	•
15	Z-400.00	NEIGHBORHOOD CHARACTER DIAGRAMS	1/64"=1'-0"	•
16	Z-401.00	NEIGHBORHOOD CHARACTER DIAGRAMS	1/64"=1'-0"	•
17	Z-402.00	NEIGHBORHOOD CHARACTER DIAGRAMS	1/64"=1'-0"	•
17	TOTAL NUMBER OF LISTED SHEETS			

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REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
03	05.24.24	ULURP SUBMISSION

DATE	DRAWN BY	CHECKED BY
05/24/24	WW	

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TITLE SHEET

SCALE
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T-000.00
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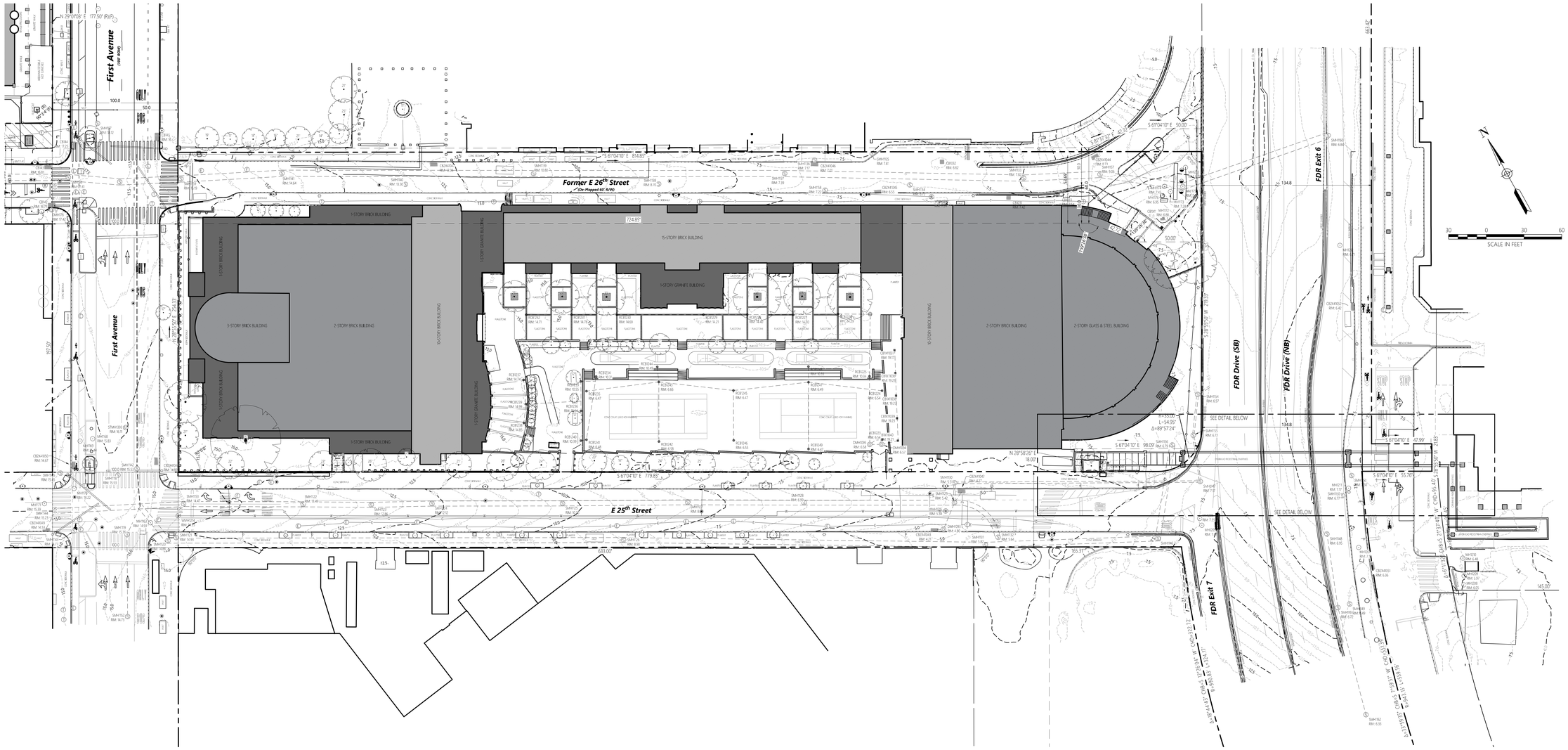
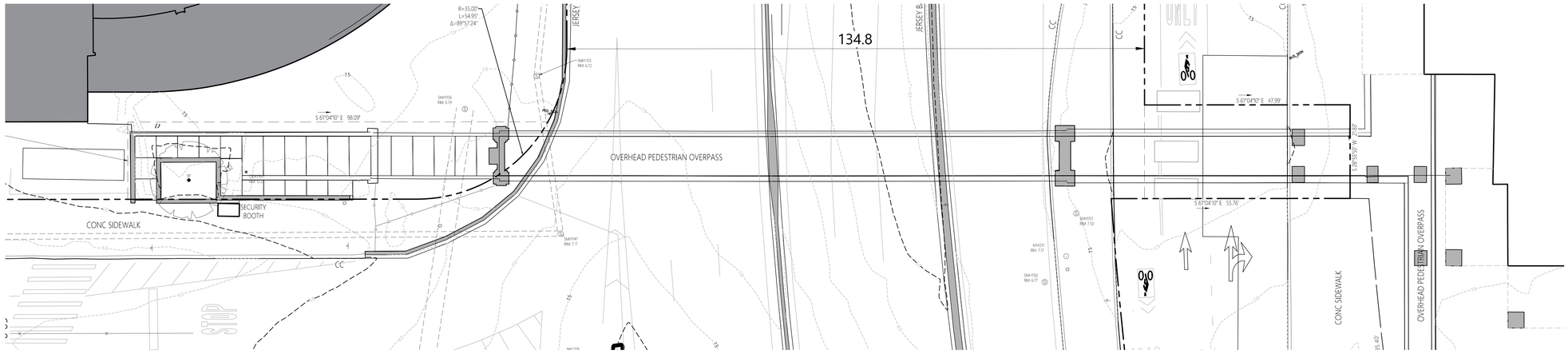
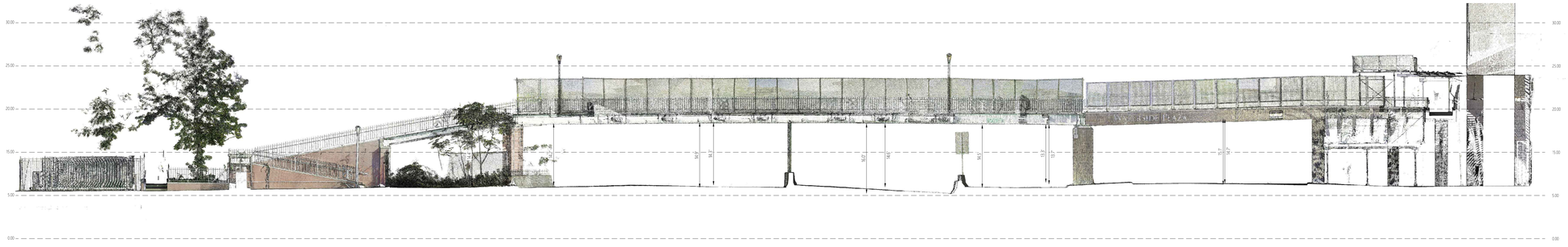




Location Map
(NOT TO SCALE)





Legend

- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- HAND HOLE
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- BOLLARD w/LIGHT
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- GUY POLE
- GUY WIRE
- MONITORING WELL
- FLOOD LIGHT
- WELL
- MARSH
- F.F.E.=45.27' FINISHED FLOOR ELEVATION
- CNO COULD NOT OPEN
- NPV NO PIPES VISIBLE
- DYL DOUBLE YELLOW LINE
- DWL DASHED WHITE LINE
- SYL SINGLE YELLOW LINE
- DECIDUOUS TREE WITH SIZE
- CONIFEROUS TREE WITH SIZE
- EDGE OF PAVEMENT
- CONCRETE CURB
- VERTICAL GRANITE CURB
- SLOPED GRANITE EDGE
- BITUMINOUS BERM
- BITUMINOUS CURB
- GUARDRAIL
- CHAIN LINK FENCE
- DRAINAGE LINE w/PIPE NUMBER & ASCE SUE LEVEL CLASSIFICATION
- SEWER LINE w/PIPE NUMBER & ASCE SUE LEVEL CLASSIFICATION
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- STONE WALL
- TREE LINE
- 100-FT BUFFER ZONE
- 100-FT RIVER FRONT AREA
- 200-FT RIVER FRONT AREA
- LIMIT MEAN ANNUAL HIGH WATER
- LIMIT OF BANK
- VEGETATED WETLAND BOUNDARY

Survey Notes

1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON RECORD INFORMATION COMPILED WITH FIELD OCCUPATIONAL EVIDENCE BY VHB, INC. IN OCTOBER, 2023.
2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN OCTOBER, 2023.
3) AN UNDERGROUND UTILITY SURVEY WAS NOT PERFORMED FOR THIS PROJECT. ABOVE GROUND STRUCTURES AND FIELD OBSERVED PAINT MARK OUTS PERFORMED BY UNKNOWN PARTIES WERE LOCATED AND SHOWN. THE LOCATIONS OF UNDERGROUND UTILITIES THAT ARE SHOWN ON THIS PLAN WERE MAPPED PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 38-22, QUALITY LEVEL(S) 'D'. PLEASE NOTE THAT WHILE BEST PRACTICES WERE FOLLOWED, NOT ALL UTILITIES MAY BE SHOWN AND THE ACCURACY OF UTILITY LOCATIONS CANNOT BE GUARANTEED.
4) HORIZONTAL DATUM IS BASED ON NAD83 (2001), NEW YORK STATE PLANE COORDINATES, LONG ISLAND ZONE (3104). ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD88.
5) THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.
6) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED BY SUCH.

IT IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER

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New York, NY 10010

No.	Revision	Date	Appvd.

Designed by: LR
Checked by: JML
Issued for:
Date: November 17, 2023

Drawing Title: **Topographic Survey**

Drawing Number: **Sv-1**

Sheet 1 of 1

Project Number: **20932.01**

STATE OF NEW YORK · JASON MARK LARSON · 81036 · LICENSED LAND SURVEYOR

Jason Larson, PLS
NYS #051036

ZONING ANALYSIS

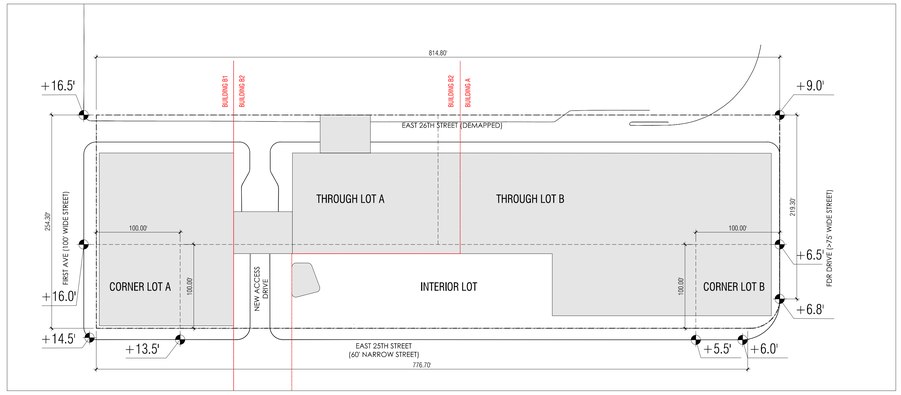
ZR-Sec	ITEM	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE
	USE GROUPS			
32-10	Permitted Uses	Use Groups I, II, III (A+B), IV(A+B+C),V, VI, VII, VIII, IX(A+B), X	UG III B (Community Facilities) - Education Institutions - Ambulatory Diagnostic or Treatment Health Care Facilities	Complies
			UG VI (Retail + Services)	Complies
			UG VII (Office + Laboratories)	Does not Comply. Special Permit Requested Pursuant to Section 74-171 to allow for other labs
	FLOOR AREA			
33-122	**Community Facility**			
	Floor Area Ratio for Community Facility Use	Max Allowable FAR = 10.0		
	Community Facility Floor Area	206,981 (Lot Area) x 10.0 = 2,069,810 sf	934,075 sf	Complies
33-123	**Commercial**			
	Floor Area Ratio for Commercial Use	Max Allowable FAR = 10.0		
	Commercial Floor Area	206,981 (Lot Area) x 10.0 = 2,069,810 sf	846,859 sf	Complies
	Total			
	Floor Area Ratio	Max Allowable FAR = 10.0		
	Total Floor Area	206,981 (Lot Area) x 10.0 = 2,069,810 sf	1,781,935 sf	Complies
	YARDS			
	Front Yard	NA	NA	
33-25	Side Yard	Not Required (If provided Min. 8' or average 8')	NA	Complies
33-26	Rear Yard	Provide 20' Yard along any Rear Lot Line	NA	Complies
33-261	Beyond 100' from a Street Line on Lots fronting two streets other than through Lots	Side Lot Line coinciding with adjacent Rear Lot Line shall be considered Rear Lot Lines. Provide 20' Yard.	NA	Complies
33-281	Through Lot	No Rear Yard regulations shall apply to any Through Lot, except as otherwise provided in ZR Section 33-303	NA	Complies
	HEIGHT AND SETBACK			
33-442	**Alternate Required Front Setbacks**			
	Minimum Depth of Optional Front Open Area - Wide Street	10'	4.6' at First Avenue 10' at FDR Drive	Does Not Comply Special Permit Requested Pursuant to Section 74-901 Complies
	Minimum Depth of Optional Front Open Area - Narrow Street	15'	3.0' at 25th Street	Does Not Comply Special Permit Requested Pursuant to Section 74-901
	Alternate Sky Exposure Plane - Wide Street	7.6:1 , 85' above Base Plane	Portions of building extend beyond sky exposure plane	Does Not Comply Special Permit Requested Pursuant to Section 74-901
	Alternate Sky Exposure Plane - Narrow Street	3.7:1, 85' above Base Plane	Portions of building extend beyond sky exposure plane	Does Not Comply Special Permit Requested Pursuant to Section 74-901
	ACCESSORY OFF-STREET PARKING			
13-10	Required Off-Street Parking	None in Manhattan Core	NA	Complies
13-12	Permitted Parking for Retail under UG VI Hospitals and related Facilities under UG III(B)	1 per 4000 SF (Min. 10 Spaces): Max. 100 Parking Spaces permitted.	None Proposed	Complies
13-13	Permitted Parking for Zoning Lots with Multiple Use	Max Total of 225 spaces	225 spaces total	Complies
	ACCESSORY OFF-STREET LOADING			
36-62	Loading for Community Facility UG III B per LRC-D	For Community Facility per UG III B in C6-4 First 10,000 sf 0 Required Next 290,000 sf 1 Required Each additional 300,000 sf 1 Required Total 934,075 sf Community Facility / 300,000 sf = 3.11	3 Loading Berths Provided	Complies
	Loading for Retail & Services UG VI per LRC-B	For Retail per UG VI in C6-4 First 25,000 sf 0 Required Next 15,000 sf 1 Required Next 60,000 sf 1 Required Each additional 150,000 sf 1 Required Total 11,120 sf Retail & Services / Non Required	0 Loading Berths Provided	Complies
	Loading for Office+Laboratories UG VII per LRC-C	For Office+Laboratories per UG VII in C6-4 First 100,000 sf 0 Required Next 200,000 sf 1 Required Each additional 300,000 sf 1 Required Total 836,739 sf Office+Laboratories / 300,000 sf = 2.79	3 Loading Berths Provided	Complies
	STREET TREES			
26-41 33-03	First Avenue, 25th Street, FDR Drive Street Tree Spacing	1 tree per 25' of street frontage		Complies Number of trees provided on-site, off-site or paid into a fund is subject to chage pursuant to ZR Section 26-41(b)
	Required Street Trees	1,308 LF / 25 = 52 trees	26 on-site 26 off-site	

SITE DATA

Borough	Manhattan
Block and Lot	Block 962, p/o Lot 100
Street Address	425 East 25th Street
Existing Zoning	R8
Proposed	C6-4
Community District	6
City Council District	4
Zoning Section Map No.	8d & 12c
Zoning Lot Area	206,981

ZONING ACTIONS REQUESTED

1. Zoning Map Change: A zoning map amendment to rezone to the street centerlines of East 25th Street to the south, First Avenue to the west, and FDR Drive to the east, and to the northern edge of former East 26th Street to the north from an R8 district to a C6-4 district.
2. Zoning Text Amendment: A zoning text amendment to Appendix F of the New York City Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the proposed C6-4 district that would be mapped on the Development Site.
3. Special Permit: A special permit pursuant to ZR Section 74-171, Laboratories and ZR Section 74-901, Bulk Modifications for Laboratories, to modify certain bulk regulations and allow Use Group (UG) VII in a commercial district.
4. Disposition of City-owned property: Disposition of City-owned property for the Western Parcel and disposition of a portion of the Eastern Parcel to CUNY.
5. Site Selection and Acquisition of real property interest: Site Selection and Acquisition of real property interest for OCME facilities.



AVERAGE CURB LEVEL CALCULATION
1/64"=1'

ADJUSTED BASE PLANE DETERMINATION USING AVERAGE CURB LEVELS

LOT	CALCULATIONS	LOT AVERAGE	SITE COVERAGE	% COVERAGE	ADJUSTED BASE PLANE CALCULATION (LOT BASE PLANE X % COVERAGE)
THROUGH LOT A	16.5'+16.0' / 2 =16.25'	16.25'	62,880 SF	30.38 %	4.94
CORNER LOT A	16.0'+14.5'+13.5' / 3 =14.67'	14.67'	10,000 SF	4.83 %	0.71
INTERIOR LOT	13.5'+5.5' / 2 = 9.50'	9.50'	61,485 SF	29.71 %	2.82
CORNER LOT B	5.5'+6.0'+ 6.8'+6.5' / 4 =6.20'	6.20'	9,736 SF	4.70 %	0.29
THROUGH LOT B	6.5'+9.0' / 2 = 7.75'	7.75'	62,880 SF	30.38 %	2.35
ADJUSTED BASE PLANE PER ZR-12-10 (C)					11.11 ' (NAVD88)

NYCBC APPEDIX G
TABLE SECTION 1.4.3. TABLE 1-1
FLOOD DESIGN CLASS: 3

BFE + 2FT = DFE
12FT(NAVD88)+2FT =14.0'

ZR 64-221
REFERENCE PLANE = 16.3'

DFE OF 16.3' MEETS 500 YEAR FLOOD PLUS SEA LEVEL RISE PREDICTIONS FROM NEW YORK DEP.

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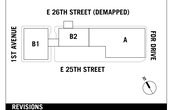

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DATE 05/24/24 | DRAWN BY WW | CHECKED BY

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FLOOR AREA SCHEDULE

		BUILDING B1						BUILDING B2						BUILDING A					PAVILION				TOTAL				
FLOOR	USES	Total Gross Floor Area (GFA)	Zoning Deductions Estimated [1]	Community Facility Zoning Floor Area (ZFA)	Commercial Retail Zoning Floor Area (ZFA)	Commercial Office & Laboratories Zoning Floor Area (ZFA)	Total Zoning Floor Area (ZFA)	Total Gross Floor Area (GFA)	Zoning Deductions Estimated [1]	Community Facility Zoning Floor Area (ZFA)	Commercial Retail Zoning Floor Area (ZFA)	Commercial Office & Laboratories Zoning Floor Area (ZFA)	Total Zoning Floor Area (ZFA)	Total Gross Floor Area (GFA)	Zoning Deductions Estimated [1]	Community Facility Zoning Floor Area (ZFA)	Commercial Retail Zoning Floor Area (ZFA)	Total Zoning Floor Area (ZFA)	Total Gross Floor Area (GFA)	Zoning Deductions Estimated [1]	Commercial Retail Zoning Floor Area (ZFA)	Total Zoning Floor Area (ZFA)	Total Gross Floor Area (GFA)	Total Zoning Deductions Estimated [1]	Total Zoning Floor Area Community Facility (ZFA)	Total Zoning Floor Area Commercial (ZFA)	Total Zoning Floor Area (ZFA)
C	Parking / Loading / Storage	45,980	45,980					43,970	43,970					70,320	70,320								**160,270**	**160,270**			
1	Retail/Community Facility/Office+Laboratories	29,000	2320	13,800	5,060	7,820	26,680	21,500	1,720	12,420	2,760	4,600	19,780	59,000	4720	51,980	2,300	54,280	1,086	86	1,000	1,000	**110,586**	**8,846**	**78,200**	**23,540**	**101,740**
2	Community Facility/Office+Laboratories	33,000	1,650	31,350			31,350	24,000	1,920	22,080			22,080	40,700	2,035	38,665		38,665					**97,700**	**5,605**	**92,095**		**92,095**
3	Community Facility/Office+Laboratories	33,000	1,650	31,350			31,350	27,000	2,160	24,840			24,840	51,200	2,560	48,640		48,640					**111,200**	**6,370**	**104,830**		**104,830**
4	Community Facility/Office+Laboratories	33,000	1,650	31,350			31,350	27,000	2,160	24,840			24,840	45,100	2,255	42,845		42,845					**105,100**	**6,065**	**99,035**		**99,035**
5	Community Facility/Office+Laboratories	33,000	1,650	31,350			31,350	27,000	2,160	24,840			24,840	45,100	2,255	42,845		42,845					**105,100**	**6,065**	**99,035**		**99,035**
6	Community Facility/Mechanical/Office+Laboratories	33,000	1,650	31,350			31,350	18,000	15000	3,000			3,000	35,900	1,795	34,105		34,105					**86,900**	**18,445**	**68,455**		**68,455**
7	Mechanical/Community Facility	20,000	16000	4,000			4,000	24,000	1,920	22,080			22,080	35,900	17138	18,763		18,763					**79,900**	**35,058**	**44,843**		**44,843**
8	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920	22,080			22,080	19,750	988	18,763		18,763					**72,750**	**5,228**	**40,843**	**26,680**	**67,523**
9	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920	22,080			22,080	30,200	1,510	28,690		28,690					**83,200**	**5,750**	**50,770**	**26,680**	**77,450**
10	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920	22,080			22,080	30,200	1,510	28,690		28,690					**83,200**	**5,750**	**50,770**	**26,680**	**77,450**
11	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	27,500	2,200			25,300	25,300	26,400	1,320	25,080		25,080					**82,900**	**5,840**	**25,080**	**51,980**	**77,060**
12	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	27,500	2,200			25,300	25,300	26,400	1,320	25,080		25,080					**82,900**	**5,840**	**25,080**	**51,980**	**77,060**
13	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920			22,080	22,080	26,400	1,320	25,080		25,080					**79,400**	**5,560**	**25,080**	**48,760**	**73,840**
14	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920			22,080	22,080	26,400	1,320	25,080		25,080					**79,400**	**5,560**	**25,080**	**48,760**	**73,840**
15	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920			22,080	22,080	24,000	1,200	22,800		22,800					**77,000**	**5,440**	**22,800**	**48,760**	**71,560**
16	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920			22,080	22,080	24,000	1,200	22,800		22,800					**77,000**	**5,440**	**22,800**	**48,760**	**71,560**
17	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	27,500	2,200			25,300	25,300	24,000	1,200	22,800		22,800					**80,500**	**5,720**	**22,800**	**51,980**	**74,780**
18	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	27,500	2,200			25,300	25,300	19,200	960	18,240		18,240					**75,700**	**5,480**	**18,240**	**51,980**	**70,220**
19	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920			22,080	22,080	19,200	960	18,240		18,240					**72,200**	**5,200**	**18,240**	**48,760**	**67,000**
20	Mechanical/Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920			22,080	22,080	19,200	19,200								**72,200**	**23,440**		**48,760**	**48,760**
21	Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920			22,080	22,080										**53,000**	**4,240**		**48,760**	**48,760**
22	Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920			22,080	22,080										**53,000**	**4,240**		**48,760**	**48,760**
23	Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920			22,080	22,080										**53,000**	**4,240**		**48,760**	**48,760**
24	Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920			22,080	22,080										**53,000**	**4,240**		**48,760**	**48,760**
25	Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920			22,080	22,080										**53,000**	**4,240**		**48,760**	**48,760**
26	Mechanical/Roof	29,000	29,000					24,000	24,000														**53,000**	**53,000**			
	Total (Above Ground)	765,000	97,330	174,550	493,120	667,670	638,500	86,720	200,340	351,440	551,780	628,250	66,765	559,185	2,300	561,485	1,086	86	1,000	1,000	2,032,836	250,901	934,075	847,859	1,781,935
	Total	**810,980**	**143,310**	**174,550**	**493,120**	**667,670**	**682,470**	**130,690**	**200,340**	**351,440**	**551,780**	**698,570**	**137,085**	**559,185**	**2,300**	**561,485**	**1,086**	**86**	**1,000**	**1,000**	**2,193,106**	**411,171**	**934,075**	**847,859**	**1,781,935**

Notes

1. Zoning deductions are approximate and not based on actual area takeoffs; 8% for UG VI and UG VII, 5% for UG III B

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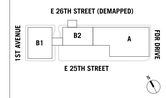

REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
03	05.24.24	ULURP SUBMISSION

DATE 05/24/24 DRAWN BY WW CHECKED BY



SHEET TITLE
ZONING ANALYSIS

SCALE
AS NOTED

SHEET NO.
Z-003.00

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LEGEND

- COMMUNITY FACILITY ACCESS POINT (ILLUSTRATIVE)
- COMMERCIAL ACCESS POINT (ILLUSTRATIVE)
- PARKING ACCESS POINT (ILLUSTRATIVE)
- LOADING ACCESS POINT (ILLUSTRATIVE)
- C6-4 — ZONING DISTRICT
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- BUILDING LINE (ILLUSTRATIVE)
- BUILDING DIVISIONS (ILLUSTRATIVE)
- AREA OF THE PROPOSED CITY MAP AMENDMENT
- PAA — PUBLICLY ACCESSIBLE AREA
- BUILDING LINE ABOVE
- DIRECTION OF STREET TRAFFIC
- 100' — BUILDING HEIGHT
- PROPOSED NEW STREET TREE (ILLUSTRATIVE)
- HT+250.00' (HT +240.00') — MAXIMUM ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- LANDSCAPE - SOIL
- LANDSCAPE - PAVED SEATING
- LANDSCAPE - PAVED WALKING
- SKY BRIDGE BUILDING ENVELOPE FLEX ZONE

NOTES

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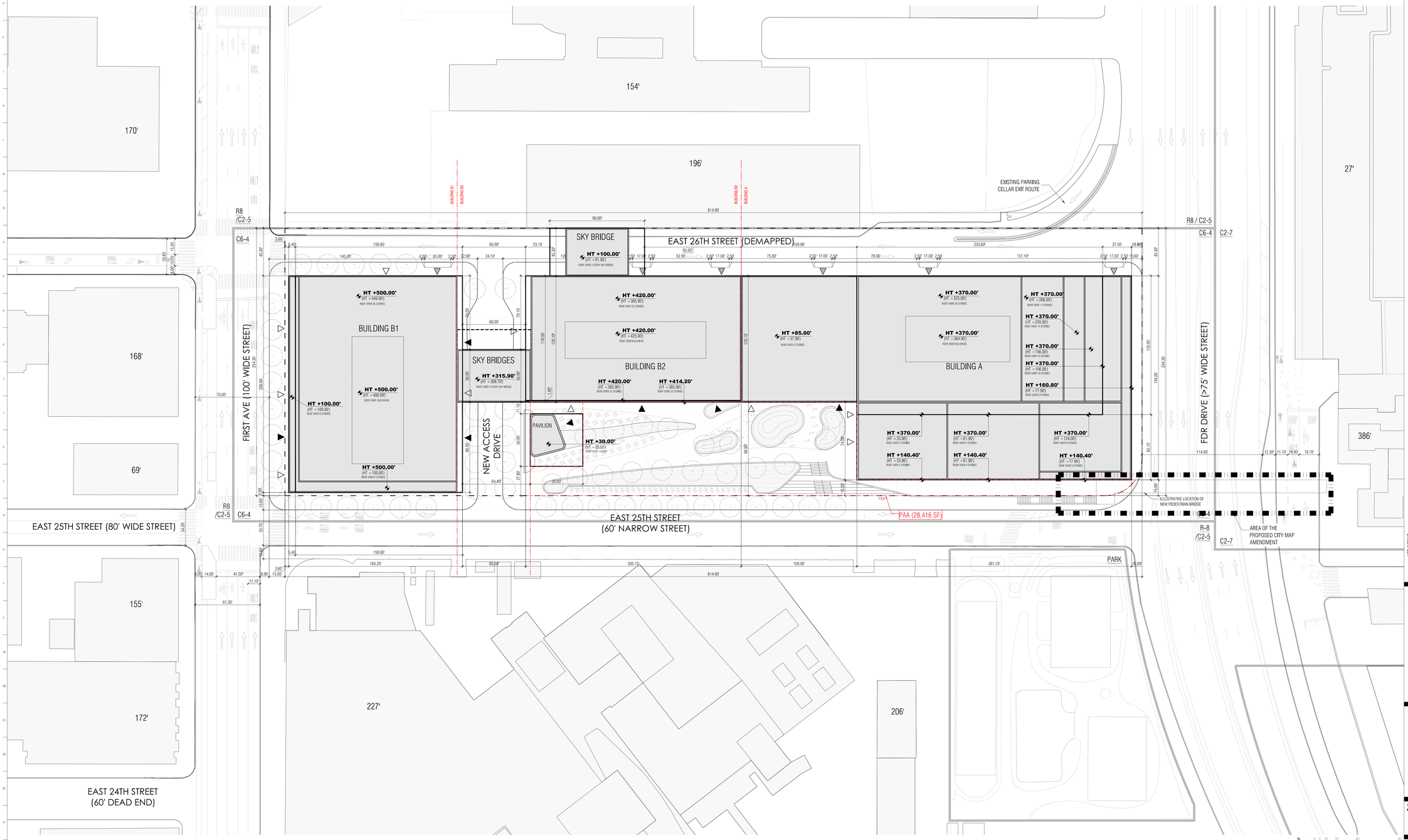

1 ZONING SITE PLAN
1/64" = 1'

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REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
03	05.24.24	ULURP SUBMISSION

DATE	DRAWN BY	CHECKED BY
05/24/24	WW	

REGISTERED ARCHITECT DONALD VALORZ 031075 STATE OF NEW YORK

SHEET TITLE
ZONING LOT SITE PLAN

SCALE
AS NOTED

SHEET NO.
Z-110.00
of

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LEGEND

▽	COMMUNITY FACILITY ACCESS POINT (ILLUSTRATIVE)
▼	COMMERCIAL ACCESS POINT (ILLUSTRATIVE)
▼	PARKING ACCESS POINT (ILLUSTRATIVE)
▼	LOADING ACCESS POINT (ILLUSTRATIVE)
C6-4	ZONING DISTRICT
	ZONING DISTRICT BOUNDARY
	ZONING LOT LINE
	PROPOSED MAXIMUM BUILDING ENVELOPE
	BUILDING LINE (ILLUSTRATIVE)
	BUILDING DIVISIONS (ILLUSTRATIVE)
	AREA OF THE PROPOSED CITY MAP AMENDMENT
PAA	PUBLICLY ACCESSIBLE AREA
	BUILDING LINE ABOVE
	DIRECTION OF STREET TRAFFIC
100'	BUILDING HEIGHT
	PROPOSED NEW STREET TREE (ILLUSTRATIVE)
HT+250.00' (HT +240.00')	MAXIMUM ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT
	LANDSCAPE - SOIL
	LANDSCAPE - PAVED SEATING
	LANDSCAPE - PAVED WALKING
	SKY BRIDGE BUILDING ENVELOPE FLEX ZONE

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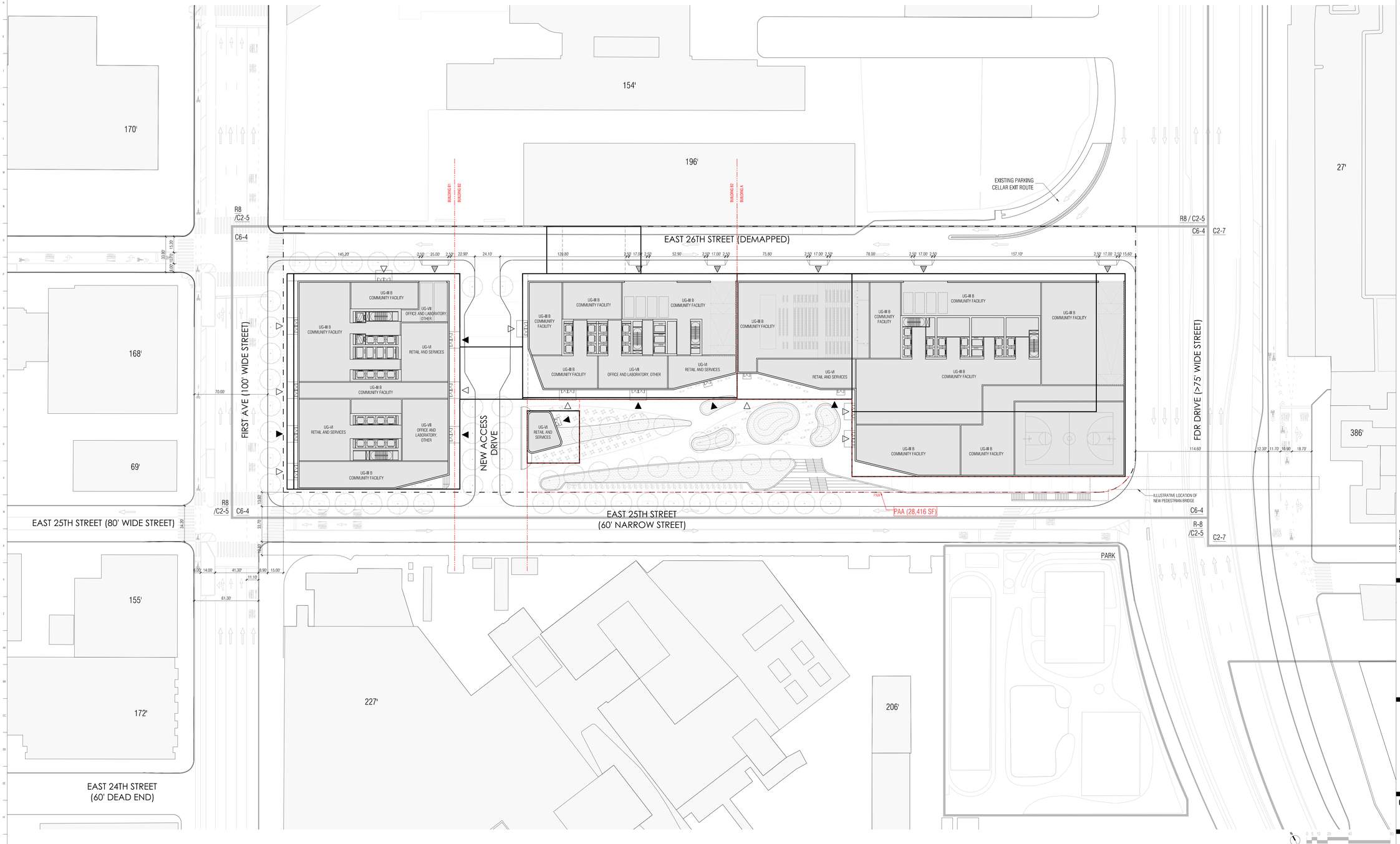

1 GROUND FLOOR PLAN
1/32" = 1'

STUDIO V

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REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
03	05.24.24	ULURP SUBMISSION

DATE	DRAWN BY	CHECKED BY
05/24/24	WW	

REGISTERED ARCHITECT RALD VALGORA 031078 STATE OF NEW YORK

SHEET TITLE
GROUND FLOOR PLAN

SCALE
AS NOTED

SHEET NO.
Z-111.00
of

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LEGEND

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- COMMERCIAL ACCESS POINT (ILLUSTRATIVE)
- PARKING ACCESS POINT (ILLUSTRATIVE)
- LOADING ACCESS POINT (ILLUSTRATIVE)
- C6-4 — ZONING DISTRICT
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- BUILDING LINE (ILLUSTRATIVE)
- BUILDING DIVISIONS (ILLUSTRATIVE)
- AREA OF THE PROPOSED CITY MAP AMENDMENT
- PAA — PUBLICLY ACCESSIBLE AREA
- BUILDING LINE ABOVE
- DIRECTION OF STREET TRAFFIC
- 100' — BUILDING HEIGHT
- PROPOSED NEW STREET TREE (ILLUSTRATIVE)
- HT+250.00' (HT +240.00') — MAXIMUM ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- LANDSCAPE - SOIL
- LANDSCAPE - PAVED SEATING
- LANDSCAPE - PAVED WALKING
- SKY BRIDGE BUILDING ENVELOPE FLEX ZONE

ZONING WAIVERS

- BULK WAIVER TO INCREASE TOWER AREA BEYOND ALTERNATE SKY EXPOSURE PLANE (ZR 33-442) THROUGH ZR 74-171 SPECIAL PERMIT
- BULK WAIVER TO REDUCE OPTIONAL FRONT OPEN AREA (ZR 33-442) THROUGH ZR 74-171 SPECIAL PERMIT

NOTES

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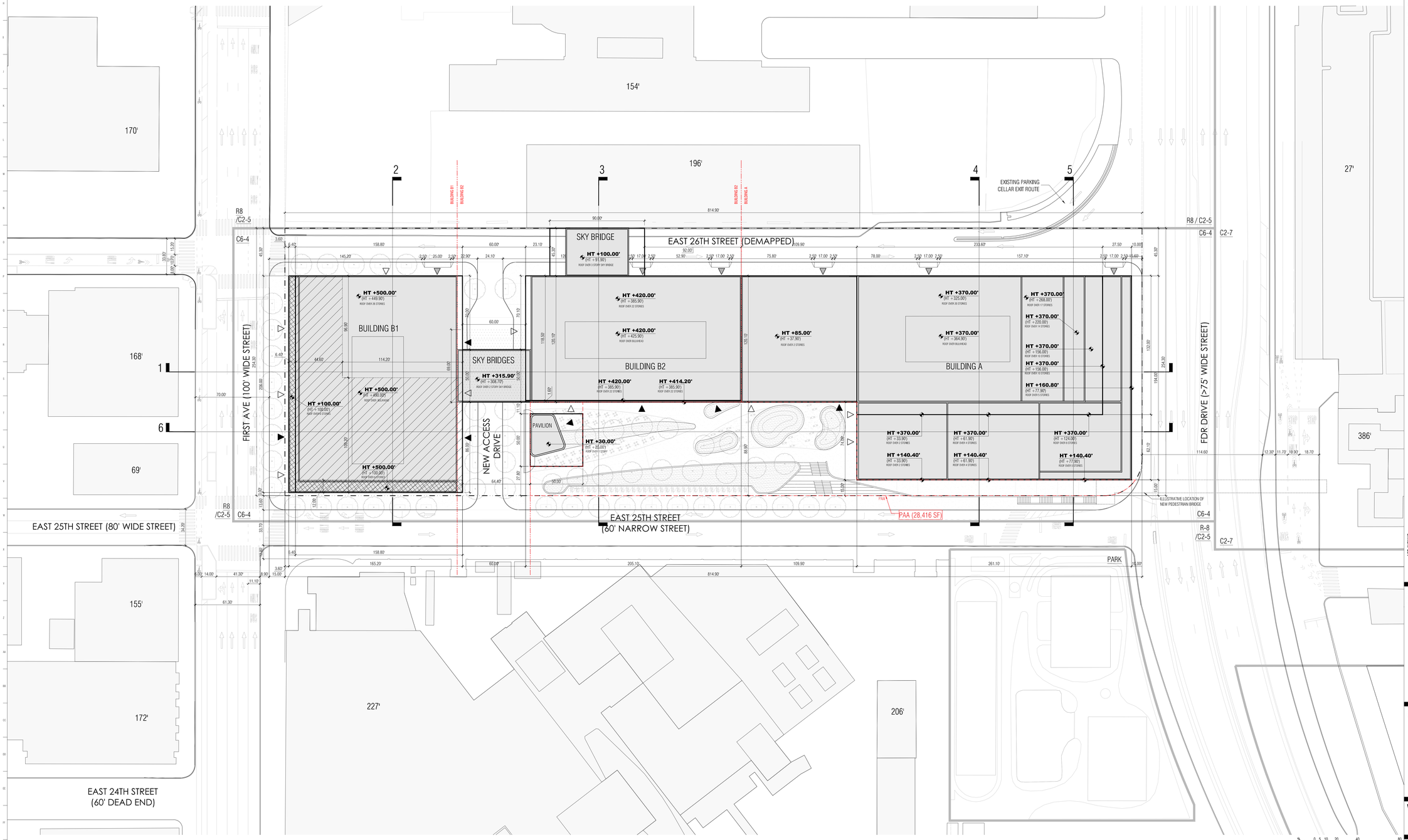

1 WAIVER PLAN
1/32" = 1'

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E 26TH STREET (DEMAPPED)
1ST AVENUE — B1 — B2 — A — FDR DRIVE
E 25TH STREET

REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
03	05.24.24	ULURP SUBMISSION

DATE	DRAWN BY	CHECKED BY
05/24/24	WW	

REGISTERED ARCHITECT — DAVID VALDOR — 031075 — STATE OF NEW YORK

SHEET TITLE
WAIVER PLAN

SCALE
AS NOTED

SHEET NO.
Z-120.00
of

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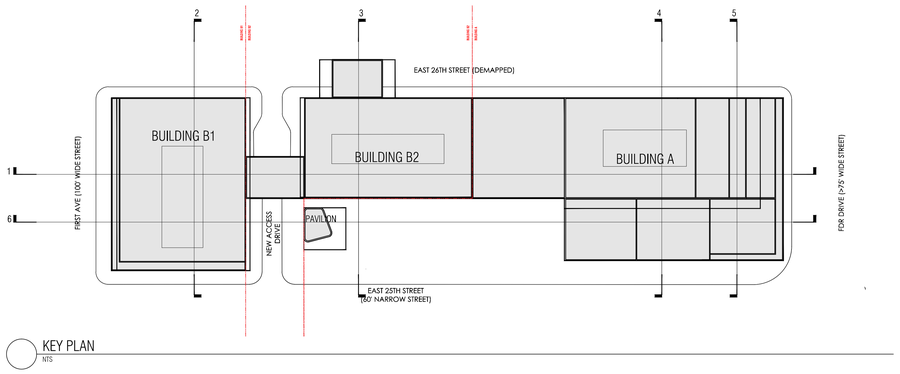

KEY PLAN
NTS

LEGEND

- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- BUILDING LINE (ILLUSTRATIVE)
- BUILDING DIVISIONS (ILLUSTRATIVE)
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- SKY BRIDGE BUILDING ENVELOPE FLEX ZONE

ZONING WAIVERS

- BULK WAIVER TO INCREASE TOWER AREA BEYOND ALTERNATE SKY EXPOSURE PLANE (ZR 33-442) THROUGH ZR 74-171 SPECIAL PERMIT
- BULK WAIVER TO REDUCE OPTIONAL FRONT OPEN AREA (ZR 33-442) THROUGH ZR 74-171 SPECIAL PERMIT

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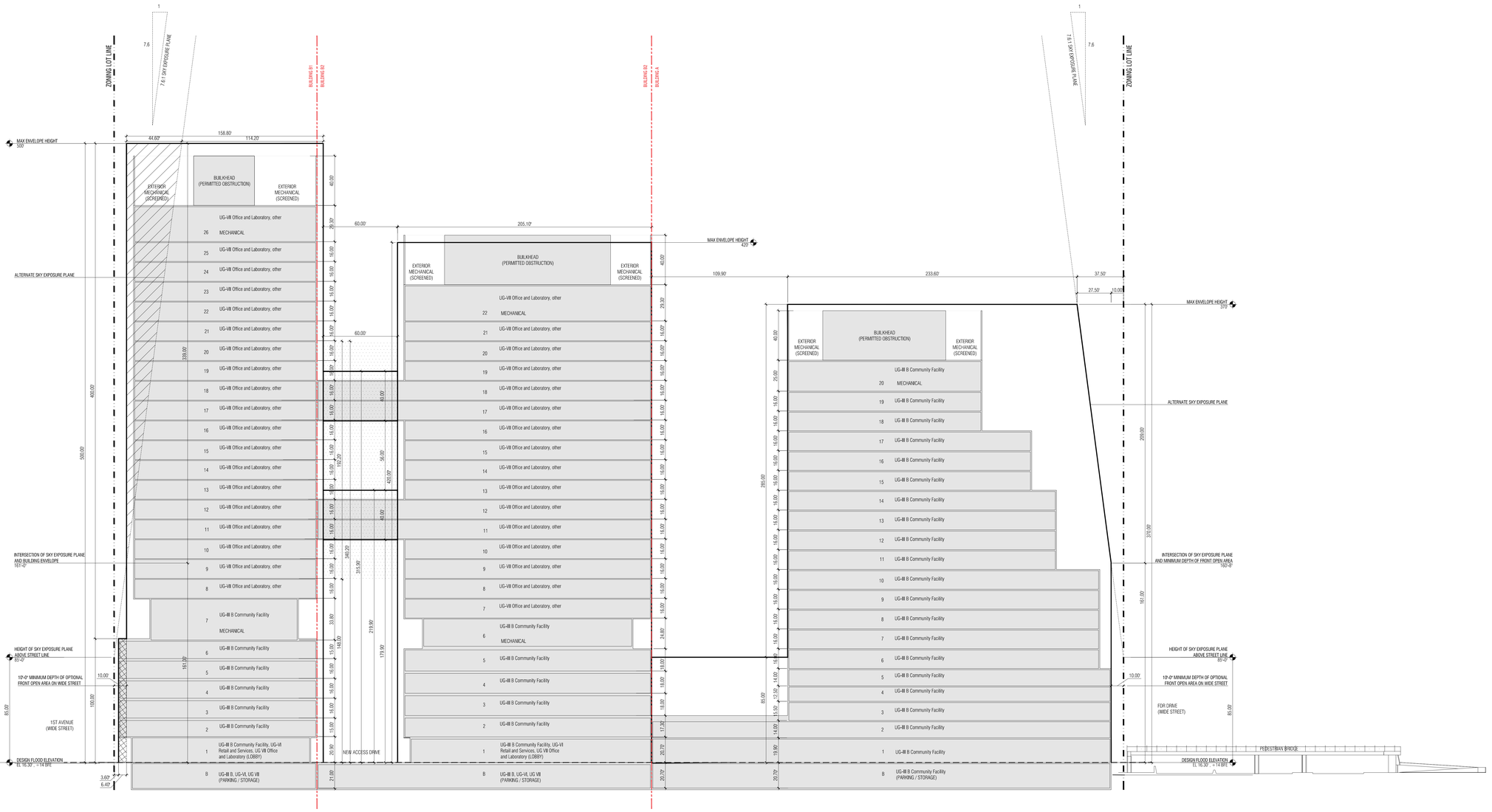

1 SECTION THROUGH BUILDING FACING NORTH
1/32" = 1'

0 5 10 20 40 80

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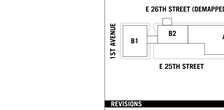

REVISIONS

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03	05.24.24	ULURP SUBMISSION

DATE	DRAWN BY	CHECKED BY
05/24/24	WW	

REGISTERED ARCHITECT DONALD VALORIANI 031075 STATE OF NEW YORK

SHEET TITLE
WAIVER SECTION

SCALE
AS NOTED

SHEET NO.
Z-200.00
of

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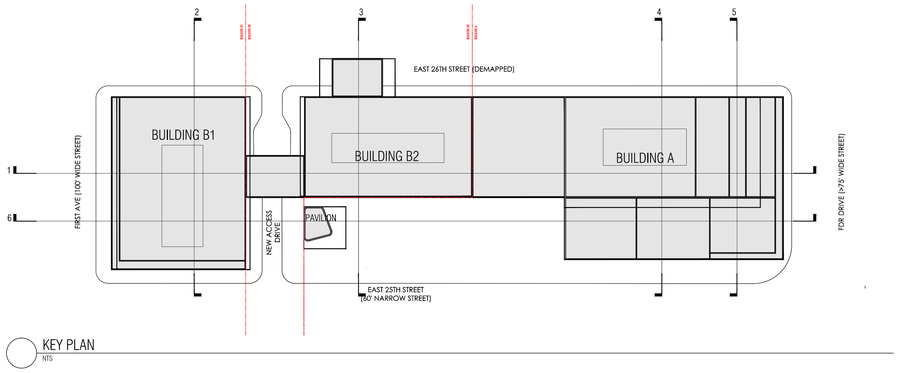

KEY PLAN
NTS

LEGEND

- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- BUILDING LINE (ILLUSTRATIVE)
- BUILDING DIVISIONS (ILLUSTRATIVE)
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- SKY BRIDGE BUILDING ENVELOPE FLEX ZONE

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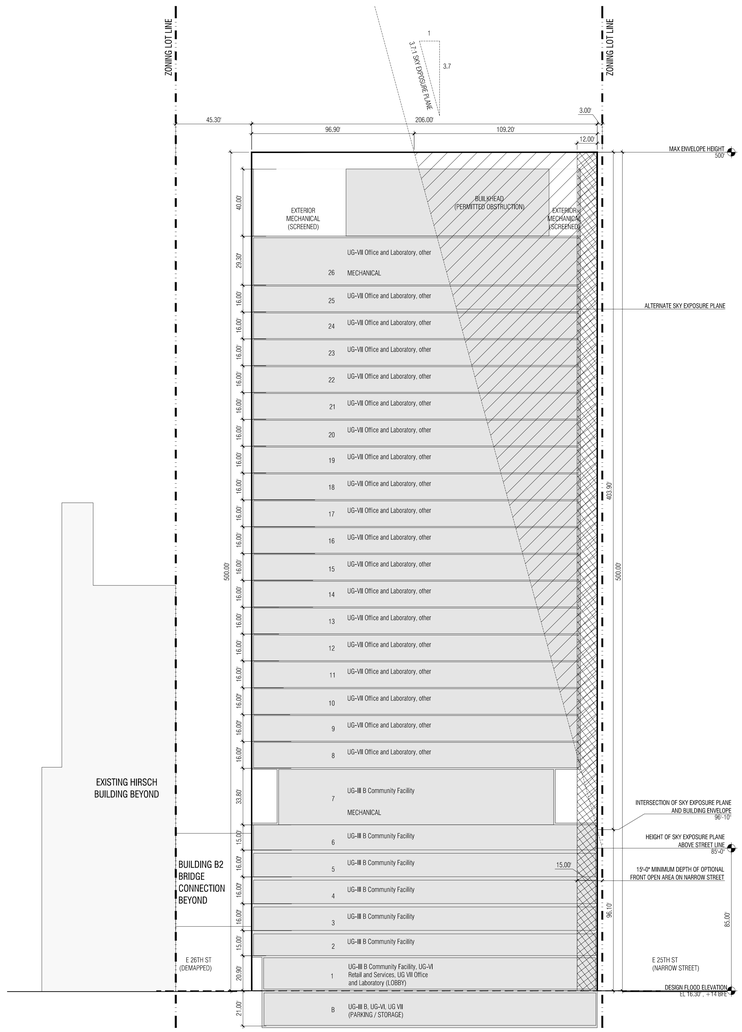
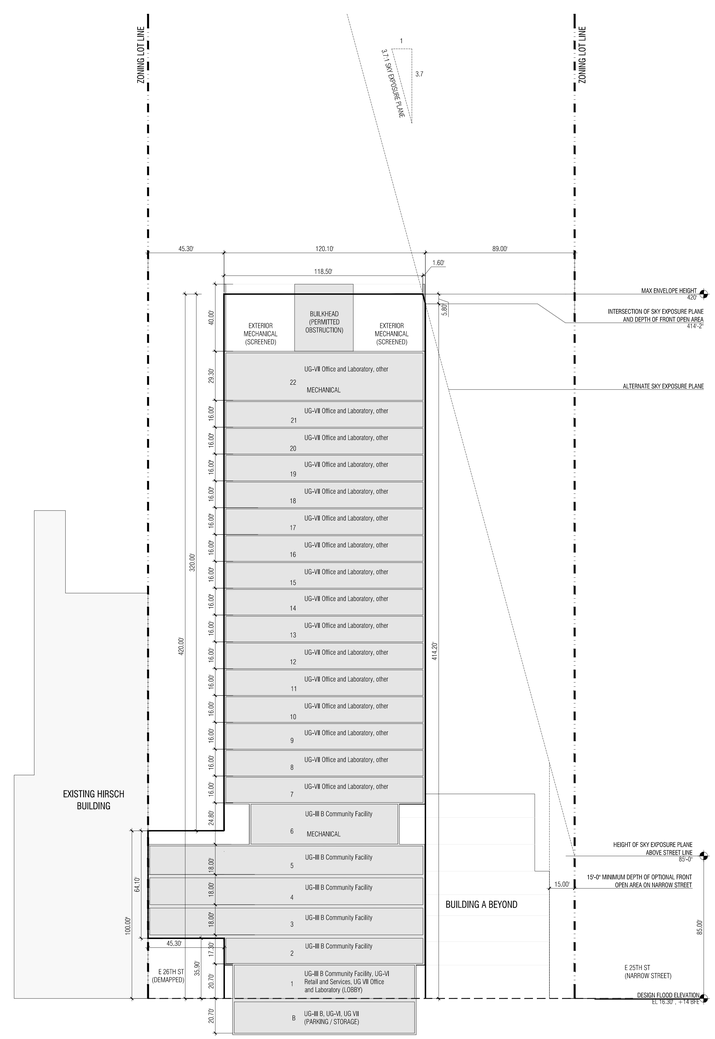


2 SECTION THROUGH BUILDING FACING EAST
1/32" = 1'

0 5 10 20 40 80



3 SECTION THROUGH BUILDING FACING EAST
1/32" = 1'

0 5 10 20 40 80

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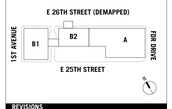
T 212.675.3225

CONSTRUCTION PLANNING/ HUNTER ROBERTS
51 55 Water Street, New York, NY 10041
T 212.321.6800

AIR QUALITY/ INCH & METER
106 West 32nd Street, Floor 2, New York, NY 10001
T 267.636.0448



REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
03	05.24.24	ULURP SUBMISSION

DATE	DRAWN BY	CHECKED BY
05/24/24	WW	

REGISTERED ARCHITECT WESLEY DONALD VALDIVIA 031075 STATE OF NEW YORK

SHEET TITLE
WAIVER SECTION

SCALE
AS NOTED

SHEET NO.
Z-201.00
of

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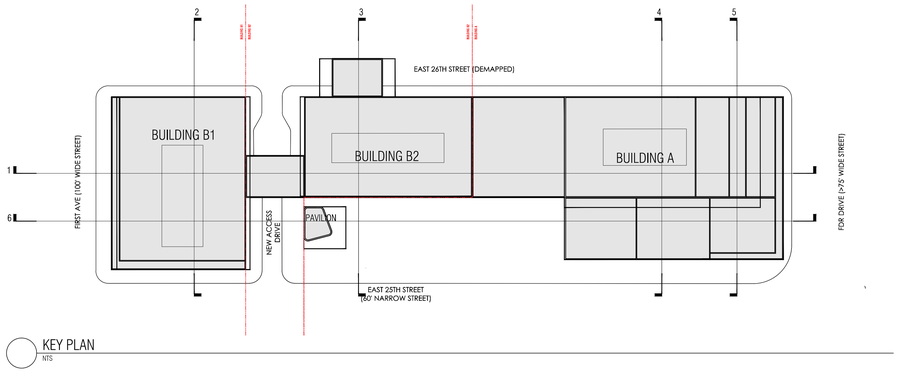


KEY PLAN
NTS

LEGEND

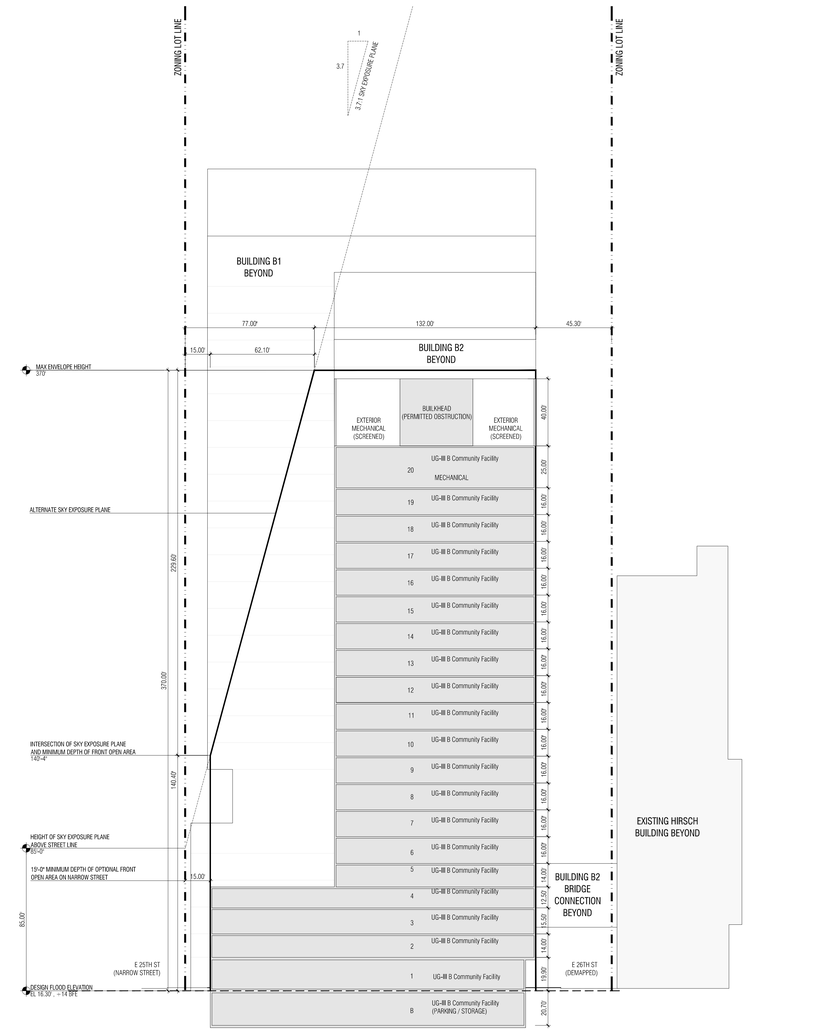
- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- BUILDING LINE (ILLUSTRATIVE)
- BUILDING DIVISIONS (ILLUSTRATIVE)
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- SKY BRIDGE BUILDING ENVELOPE FLEX ZONE

ZONING WAIVERS

- BULK WAIVER TO INCREASE TOWER AREA BEYOND ALTERNATE SKY EXPOSURE PLANE (ZR 33-442) THROUGH ZR 74-171 SPECIAL PERMIT
- BULK WAIVER TO REDUCE OPTIONAL FRONT OPEN AREA (ZR 33-442) THROUGH ZR 74-171 SPECIAL PERMIT

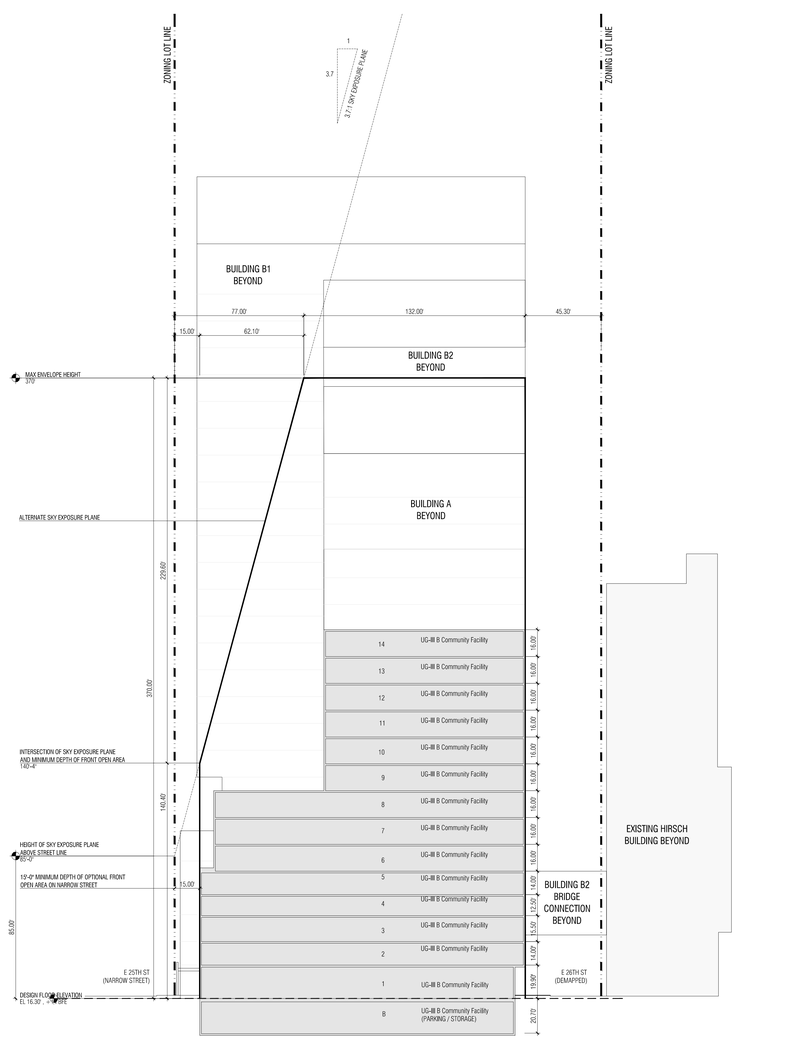
NOTES

1. All building heights and elevations are measured from the DFE.
2. Rooftop mechanical equipment and bulkhead locations and size are subject to change within area defined by the screenwall.
3. Interior subdivisions and use designations are illustrative only and are subject to change.
6. Information regarding the surrounding properties is shown for illustrative purposes only.
7. Sky Bridge between Building B1 and Building B2 : maximum 4 levels, no more than 2 contiguous levels, shall not exceed 80' of cumulative height, located between levels 9 and 20



4 SECTION THROUGH BUILDING FACING WEST
1/32" = 1'

0 5 10 20 40 80



5 SECTION THROUGH BUILDING FACING WEST
1/32" = 1'

0 5 10 20 40 80

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REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
03	05.24.24	ULURP SUBMISSION

DATE	DRAWN BY	CHECKED BY
05/24/24	WW	

REGISTERED ARCHITECT DAVID VALCARCEL 031075 STATE OF NEW YORK

SHEET TITLE
WAIVER SECTION

SCALE
AS NOTED

SHEET NO.
Z-202.00
of

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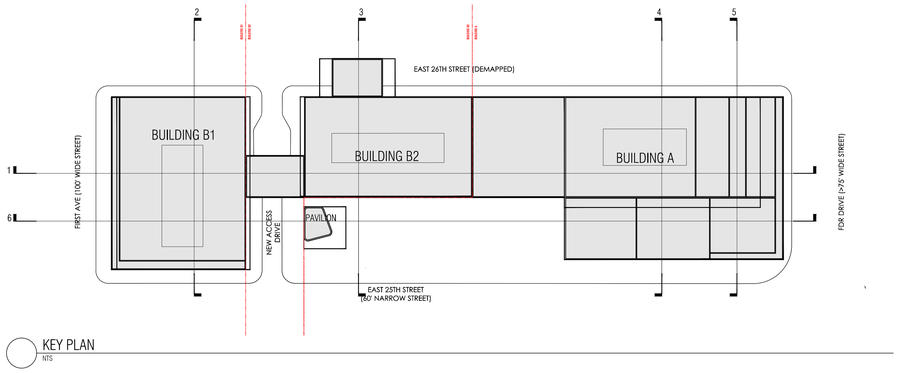

KEY PLAN
NTS

LEGEND

- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- BUILDING LINE (ILLUSTRATIVE)
- BUILDING DIVISIONS (ILLUSTRATIVE)
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
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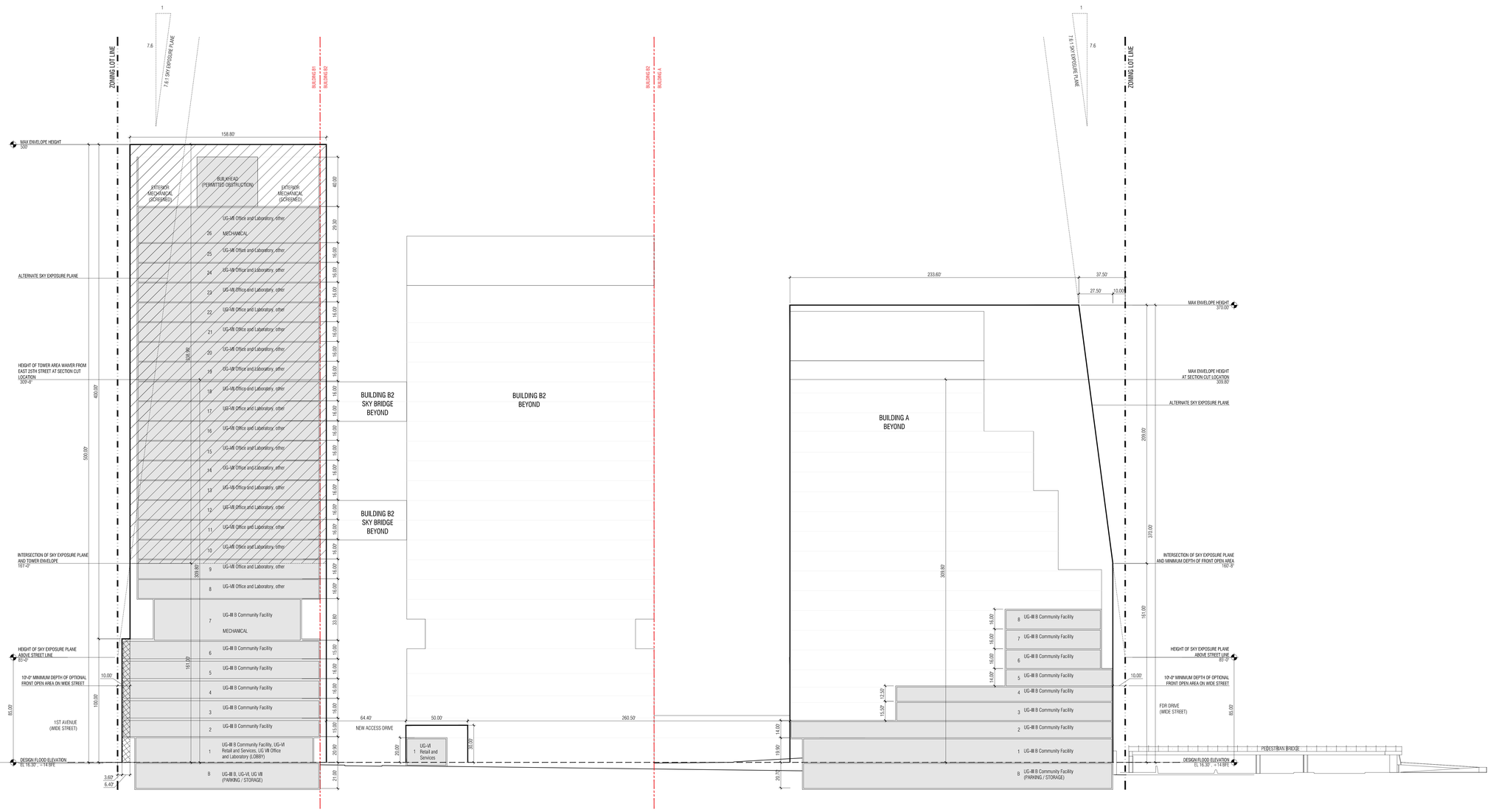
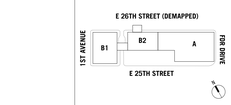


6 SECTION THROUGH BUILDING FACING NORTH
1/32" = 1'

0 5 10 20 40 80



REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
03	05.24.24	ULURP SUBMISSION

DATE 05/24/24 DRAWN BY WW CHECKED BY

REGISTERED ARCHITECT EDWARD VALCIN 031078 STATE OF NEW YORK

SHEET TITLE
WAIVER SECTION

SCALE
AS NOTED

SHEET NO.
Z-203.00
of

STUDIO V

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SC 23005

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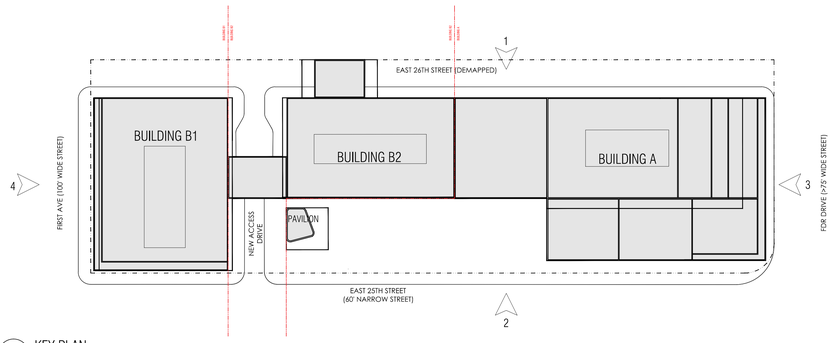

KEY PLAN
NTS

LEGEND

- COMMUNITY FACILITY ACCESS POINT (ILLUSTRATIVE)
- COMMERCIAL ACCESS POINT (ILLUSTRATIVE)
- PARKING ACCESS POINT (ILLUSTRATIVE)
- LOADING ACCESS POINT (ILLUSTRATIVE)
- ZONING LOT LINE
- BUILDING DIVISIONS (ILLUSTRATIVE)

NOTES

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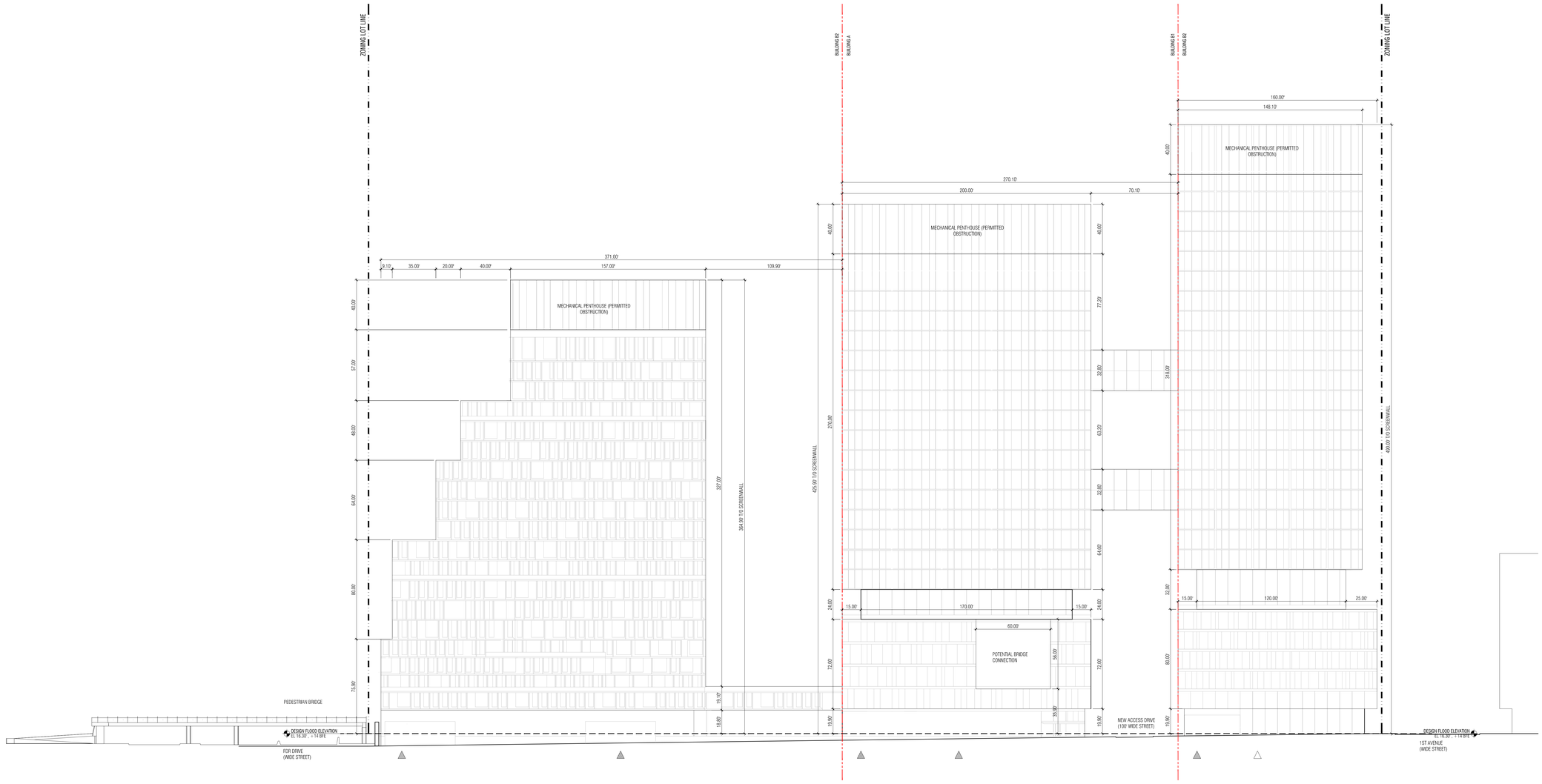
7. All existing street trees to be removed and replaced with Proposed street trees.



1 NORTH ELEVATION
1/32" = 1'

0 5 10 20 40 80

STUDIO V

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SC 23005
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E 26TH STREET (DEMAPPED)
1ST AVENUE
B1
B2
A
FDR DRIVE
E 25TH STREET

REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
03	05.24.24	ULURP SUBMISSION

DATE	DRAWN BY	CHECKED BY
05/24/24	WW	

REGISTERED ARCHITECT
DONALD VALDOSTA
031075
STATE OF NEW YORK

SHEET TITLE
NORTH ELEVATION

SCALE
AS NOTED

SHEET NO.
Z-300.00
of

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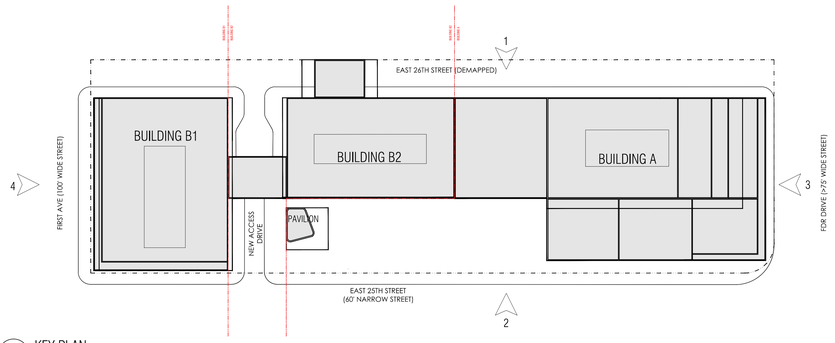

KEY PLAN
NTS

LEGEND

- COMMUNITY FACILITY ACCESS POINT (ILLUSTRATIVE)
- COMMERCIAL ACCESS POINT (ILLUSTRATIVE)
- PARKING ACCESS POINT (ILLUSTRATIVE)
- LOADING ACCESS POINT (ILLUSTRATIVE)
- ZONING LOT LINE
- BUILDING DIVISIONS (ILLUSTRATIVE)

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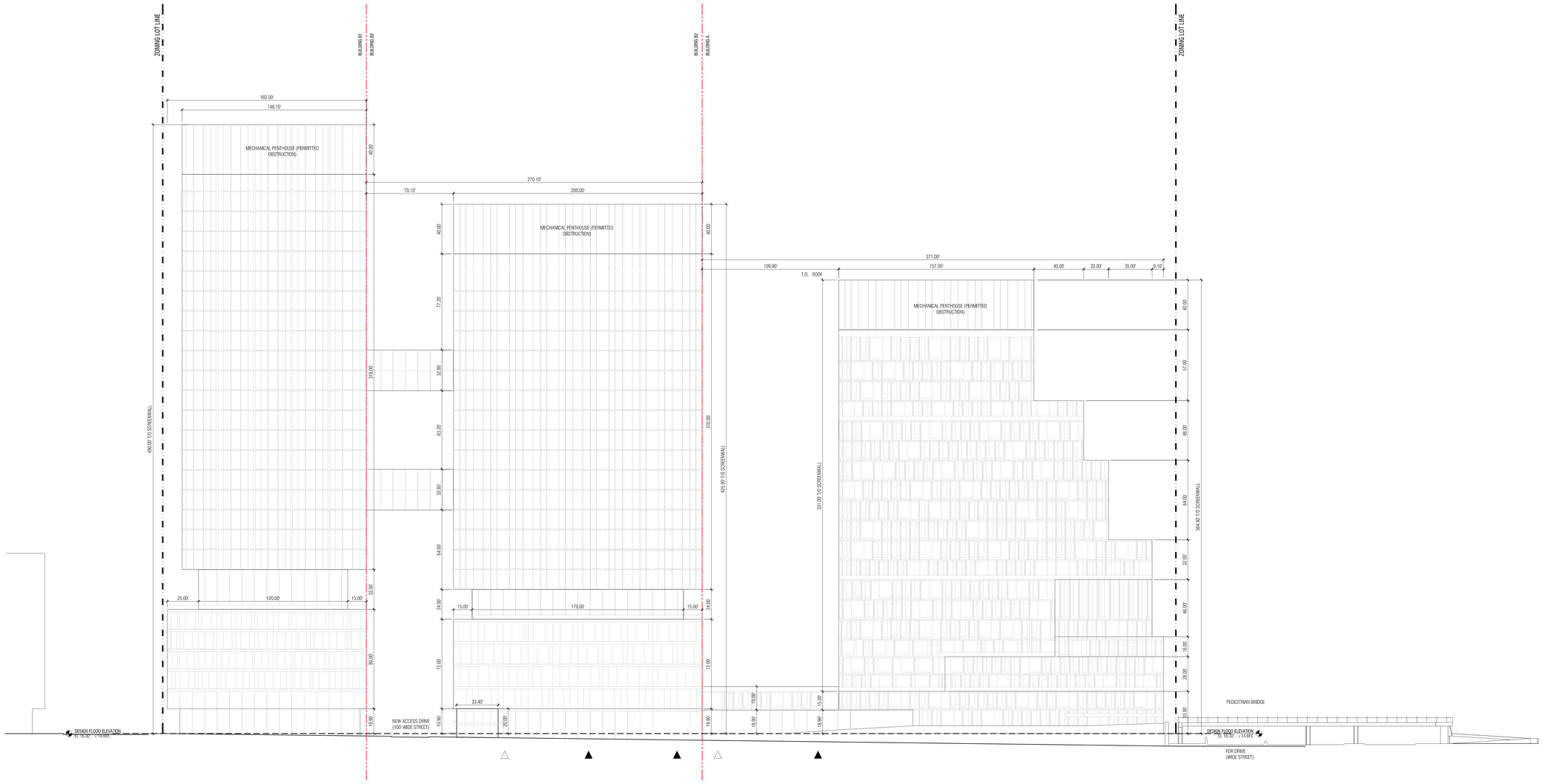

2 SOUTH ELEVATION
1/32" = 1'

STUDIO V

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REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
03	05.24.24	ULURP SUBMISSION

DATE	DRAWN BY	CHECKED BY
05/24/24	WW	

REGISTERED ARCHITECT
RALD VALGORA
031076
STATE OF NEW YORK

SHEET TITLE
SOUTH ELEVATION

SCALE
AS NOTED

SHEET NO.
Z-301.00
of

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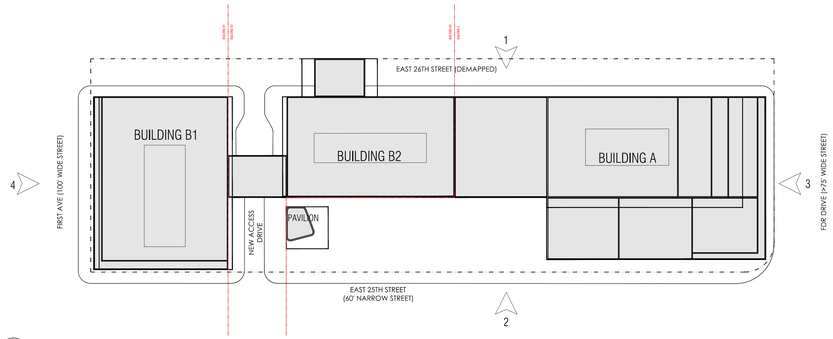

KEY PLAN
NTS

LEGEND

- COMMUNITY FACILITY ACCESS POINT (ILLUSTRATIVE)
- COMMERCIAL ACCESS POINT (ILLUSTRATIVE)
- PARKING ACCESS POINT (ILLUSTRATIVE)
- LOADING ACCESS POINT (ILLUSTRATIVE)
- ZONING LOT LINE
- BUILDING DIVISIONS (ILLUSTRATIVE)

NOTES

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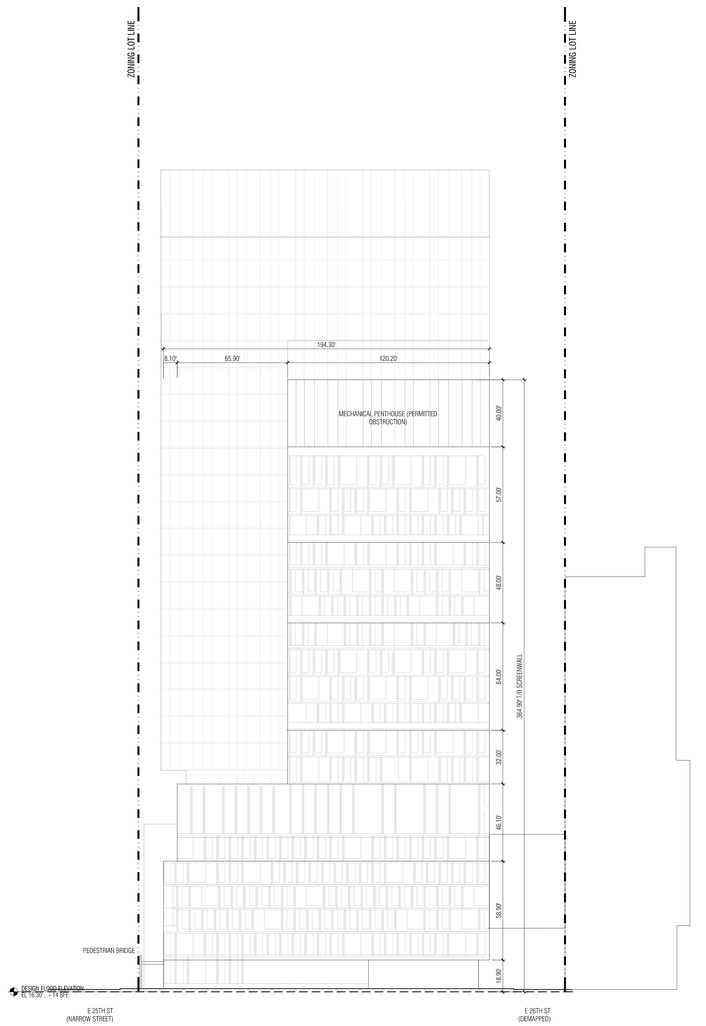
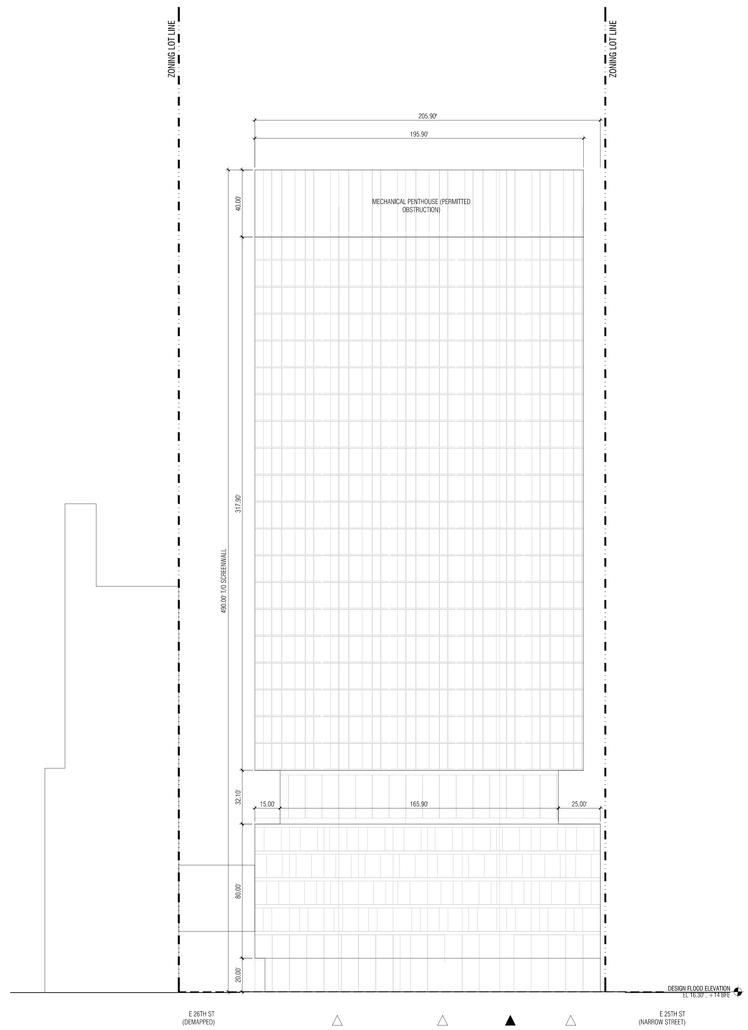


3 EAST ELEVATION
1/32" = 1'



4 WEST ELEVATION
1/32" = 1'

STUDIO V

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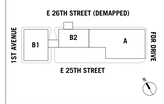

REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
03	05.24.24	ULURP SUBMISSION

DATE	DRAWN BY	CHECKED BY
05/24/24	WW	

REGISTERED ARCHITECT
RAFAEL VALGORA
031076
STATE OF NEW YORK

SHEET TITLE
EAST AND WEST ELEVATION

SCALE
AS NOTED

SHEET NO.
Z-302.00
of

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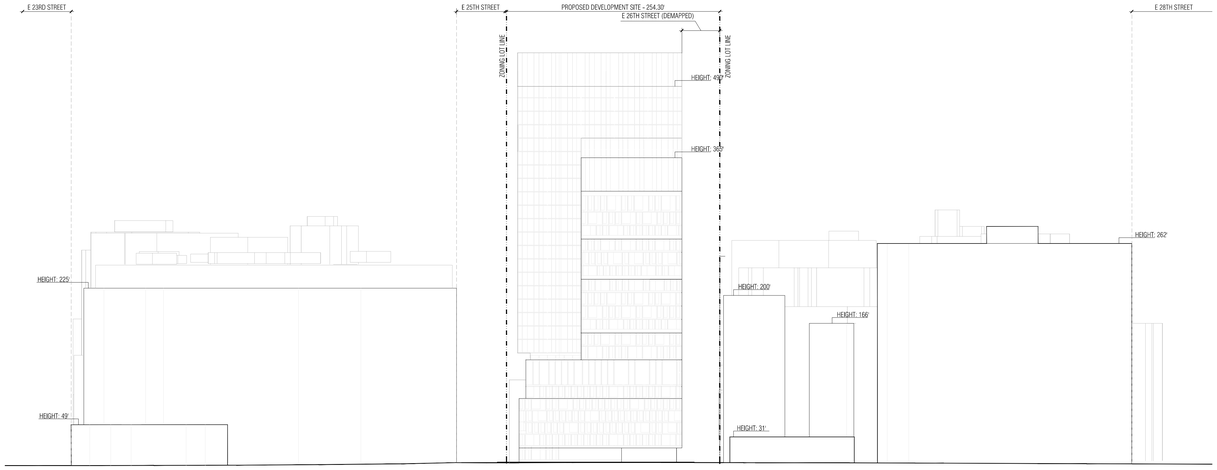
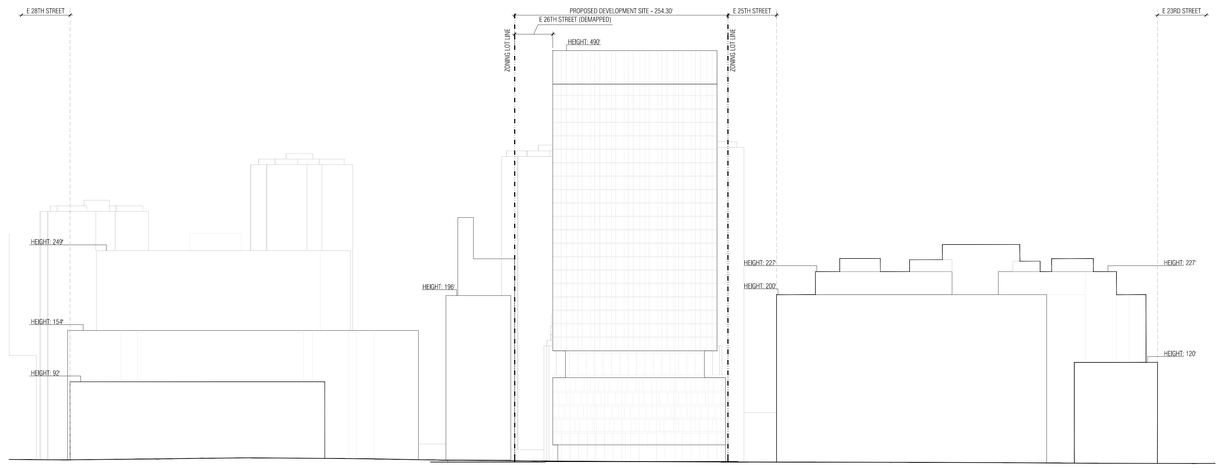
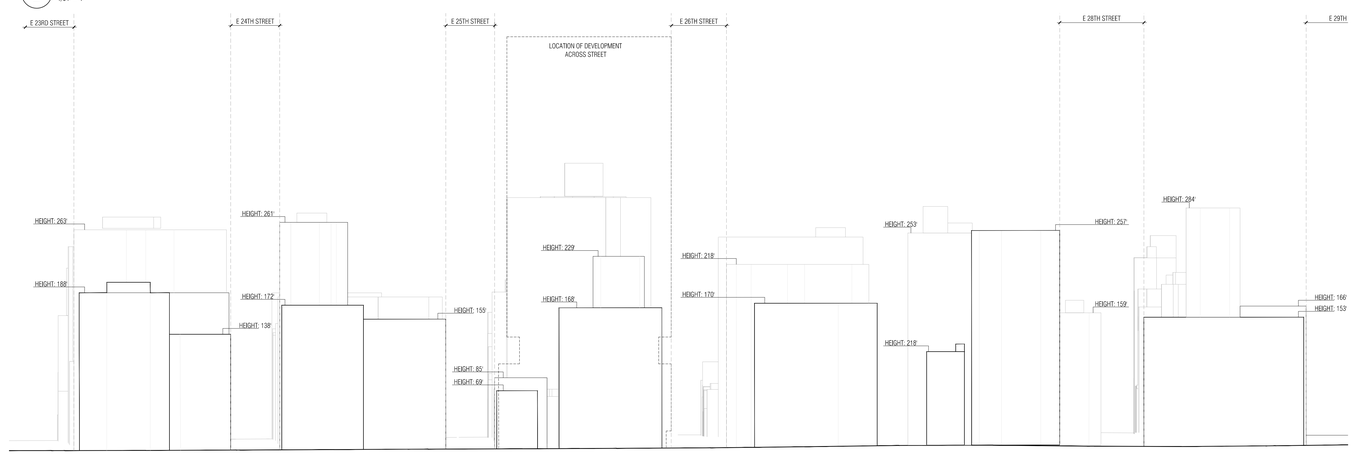


3 NEIGHBORHOOD CHARACTER
FDR DRIVE LOOKING WEST
1/64" = 1'



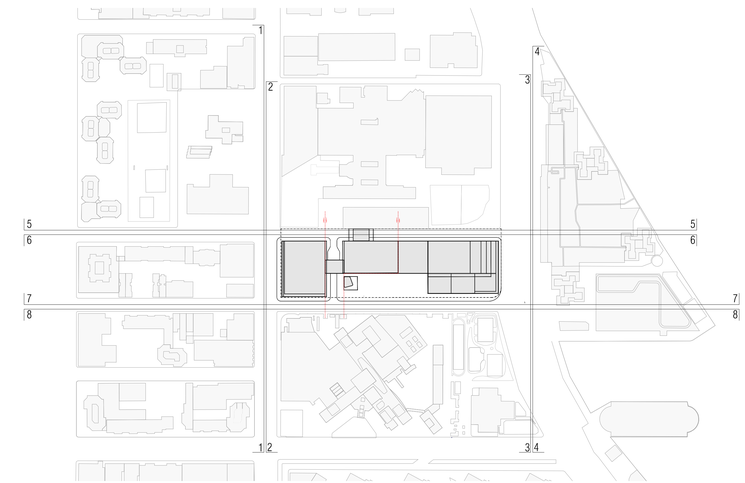
2 NEIGHBORHOOD CHARACTER
FIRST AVENUE LOOKING EAST
1/64" = 1'



1 NEIGHBORHOOD CHARACTER
FIRST AVENUE LOOKING WEST
1/64" = 1'

NOTES

1. All building heights and elevations are measured from the DFE.
2. All surrounding building heights and elevations are estimated based on publicly available data.



KEY PLAN
NTS

STUDIO V

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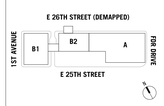
106 West 32nd Street, Floor 2, New York, NY 10001
T 267.636.0448



REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
03	05.24.24	ULURP SUBMISSION

DATE DRAWN BY CHECKED BY
05/24/24 WW

REGISTERED ARCHITECT
RAFAEL VALDOMA
031076
STATE OF NEW YORK

SHEET TITLE
NEIGHBORHOOD CHARACTER DIAGRAMS

SCALE
AS NOTED

SHEET NO.
Z-400.00
of

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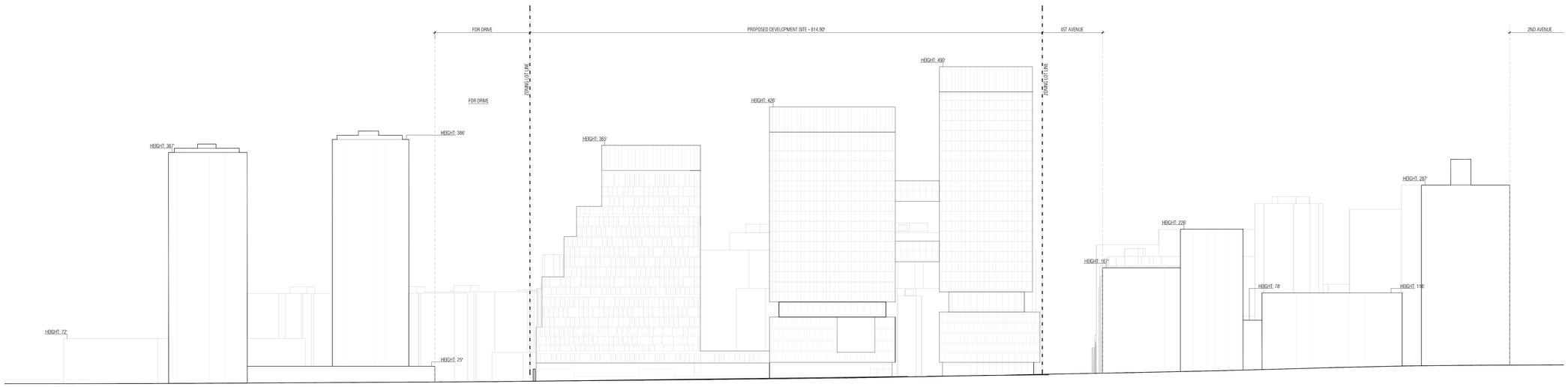
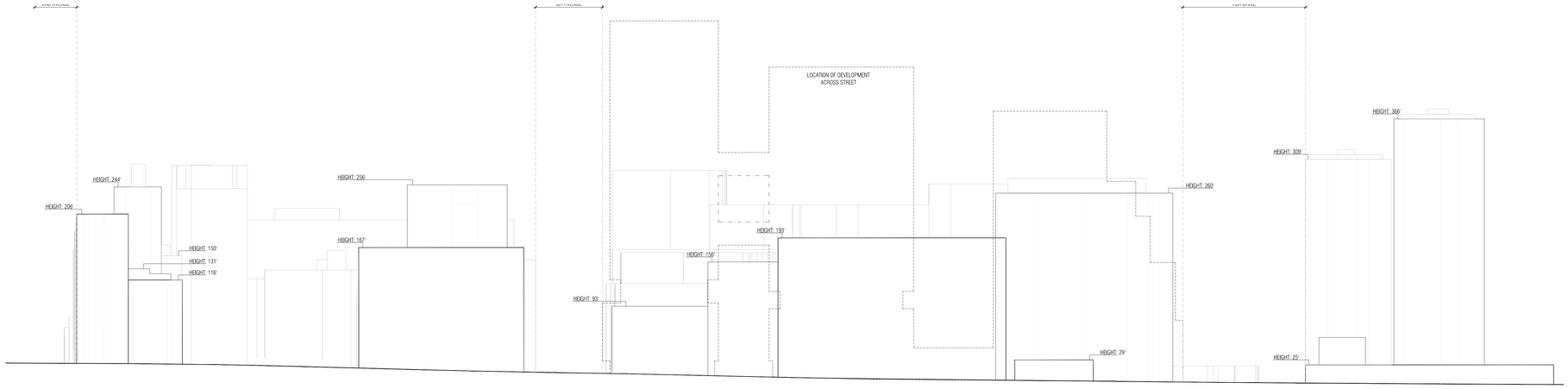


6 NEIGHBORHOOD CHARACTER
26TH STREET LOOKING SOUTH
1/64" = 1'



5 NEIGHBORHOOD CHARACTER
26TH STREET LOOKING NORTH
1/64" = 1'

NOTES

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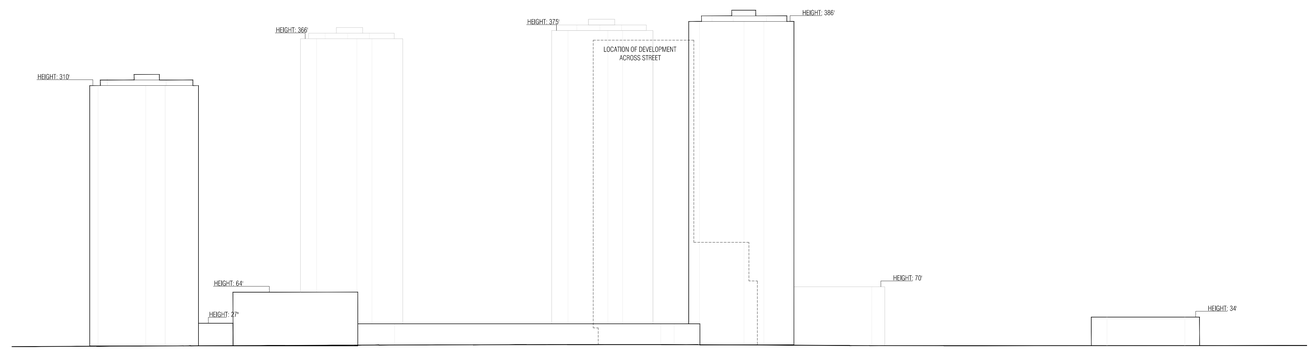
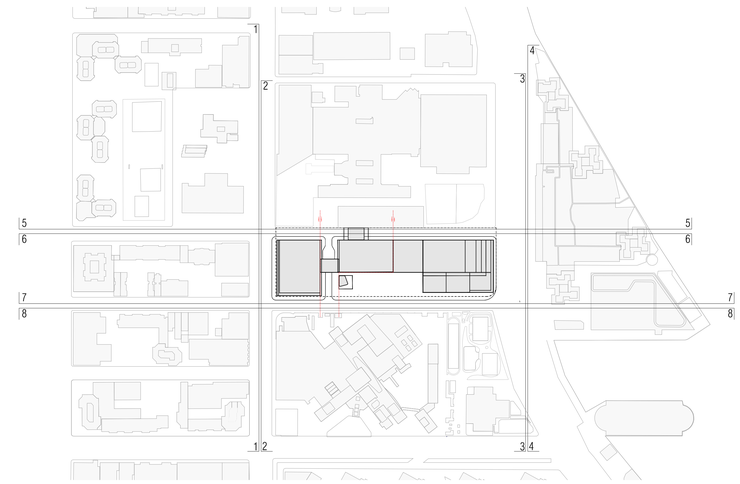


4 NEIGHBORHOOD CHARACTER
FDR DRIVE LOOKING EAST
1/64" = 1'



KEY PLAN
NTS

STUDIO V

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REVISIONS

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DATE DRAWN BY CHECKED BY
05/24/24 WW

REGISTERED ARCHITECT
RAFAEL VALDORA
031076
STATE OF NEW YORK

SHEET TITLE
NEIGHBORHOOD CHARACTER DIAGRAMS

SCALE
AS NOTED

SHEET NO.
Z-401.00
of

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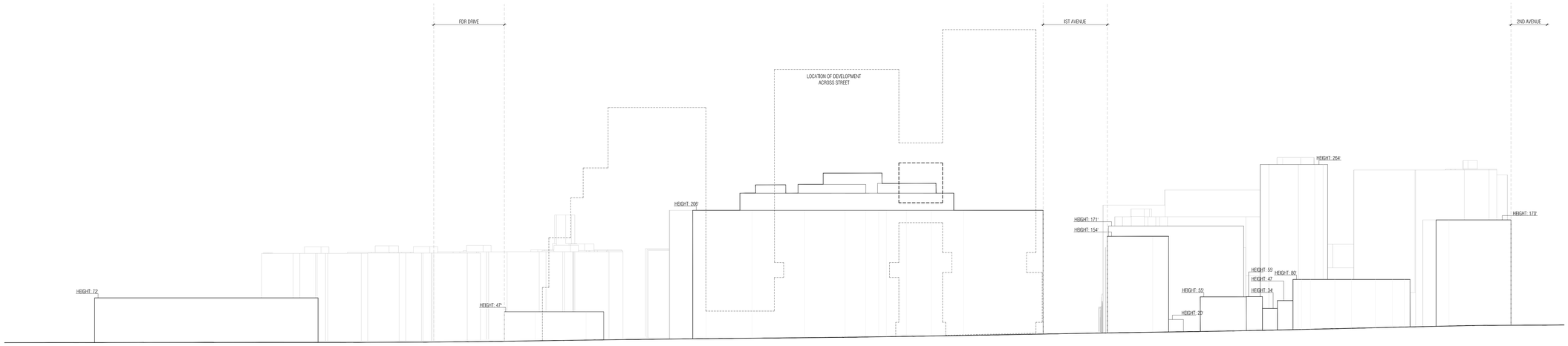
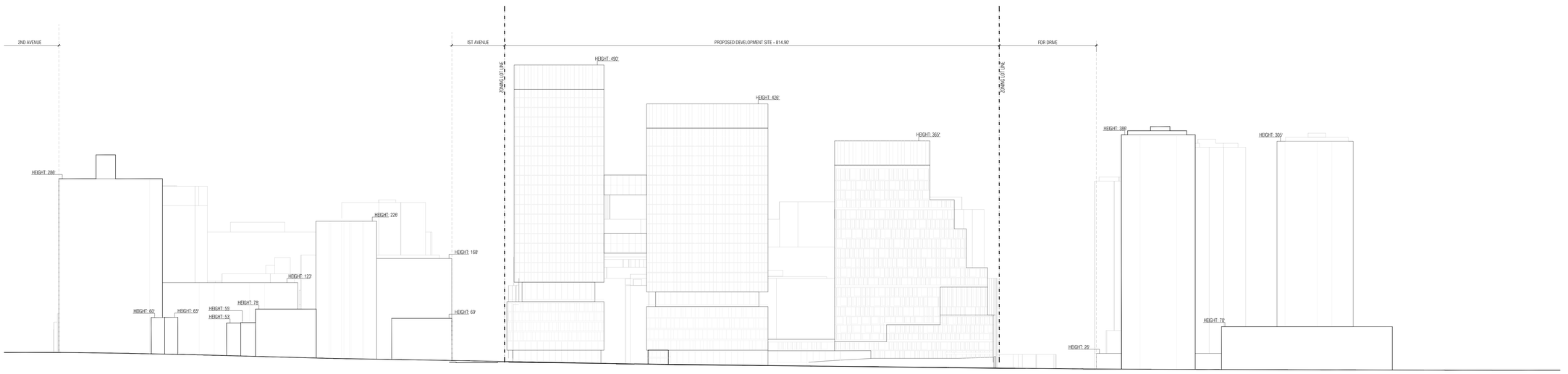


8 NEIGHBORHOOD CHARACTER
25TH STREET LOOKING SOUTH
1/64" = 1'

0 10 20 40 80 160



7 NEIGHBORHOOD CHARACTER
25TH STREET LOOKING NORTH
1/64" = 1'

0 10 20 40 80 160

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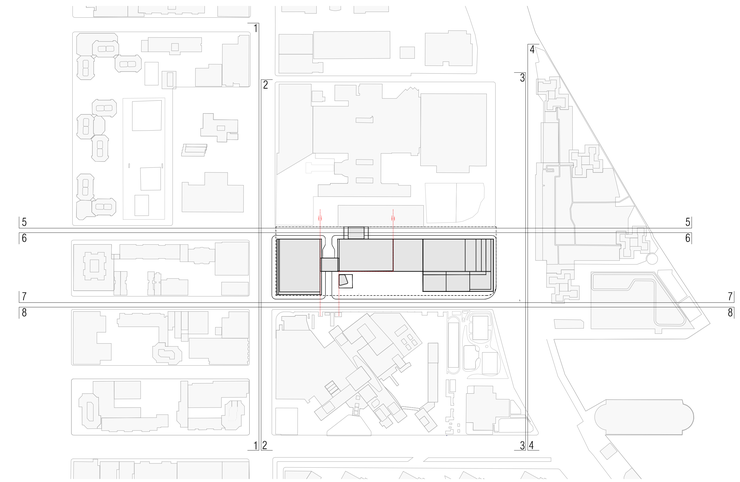

KEY PLAN
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STUDIO V

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REVISIONS

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03	05.24.24	ULURP SUBMISSION

DATE	DRAWN BY	CHECKED BY
05/24/24	WW	

REGISTERED ARCHITECT
GERALD VALDERA
031078
STATE OF NEW YORK

SHEET TITLE
NEIGHBORHOOD CHARACTER DIAGRAMS

SCALE
AS NOTED

SHEET NO.
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