Rig File 8-8-2025 [25]

LENOX HILL HOSPITAL REDEVELOPMENT
DRAWING SET B

DRAWING LIST

ULURP SHEET LIST	
NUMBER	NAME
Z-00	TITLE SHEET
VT102	SURVEY
Z-02	ZONING ANALYSIS
Z-02.1	STREETSCAPE REGULATIONS
Z-03	ZONING DIAGRAM
Z-04	ZONING LOT SITE PLAN
Z-05	WAIVER PLAN
Z-06	GROUND FLOOR PLAN
Z-07	WAIVER SECTION- EAST WEST- Through Hospital Addition on 76th Street
Z-08	WAIVER SECTION- EAST WEST- Through Lobby Addition on Park Avenue
Z-09	WAIVER SECTION- EAST WEST- Through Lobby Addition on Park Avenue
Z-10	WAIVER SECTIONS- NORTH SOUTH
Z-11	WAIVER SECTIONS- NORTH SOUTH
Z-12	WAIVER SECTIONS- NORTH SOUTH
Z-13	ILLUSTRATIVE ELEVATION- SOUTH
Z-14	ILLUSTRATIVE ELEVATION- NORTH
Z-15	ILLUSTRATIVE ELEVATION- EAST
Z-16	ILLUSTRATIVE ELEVATION - WEST
Z-17	ALTERNATIVE SCHEME MAXIMUM ZONING ENVELOPE AXONOMETRICS
Z-18	NEIGHBORHOOD CHARACTER DIAGRAMS - 76th Street
Z-19	NEIGHBORHOOD CHARACTER DIAGRAMS - 77th Street
Z-20	NEIGHBORHOOD CHARACTER DIAGRAMS - Lexington Avenue
Z-21	NEIGHBORHOOD CHARACTER DIAGRAMS - Park Avenue
ZZ-01	ACCESSIBILITY PROGRAM BONUS PLAN AND SECTION

Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL
REDEVELOPMENT

DRAWING SET A

Special Permit Drawings
NOT FOR CONSTRUCTION

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Northwell Health

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REGISTERED ARCHITECT
Thomas Rossant
EXCELSIOR
025252
STATE OF NEW YORK

Seal

CPC APPROVAL

No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date
08/15/2024

Project Number
1643

Scale

Sheet Title
TITLE SHEET

Sheet No.
Z-00

SET B

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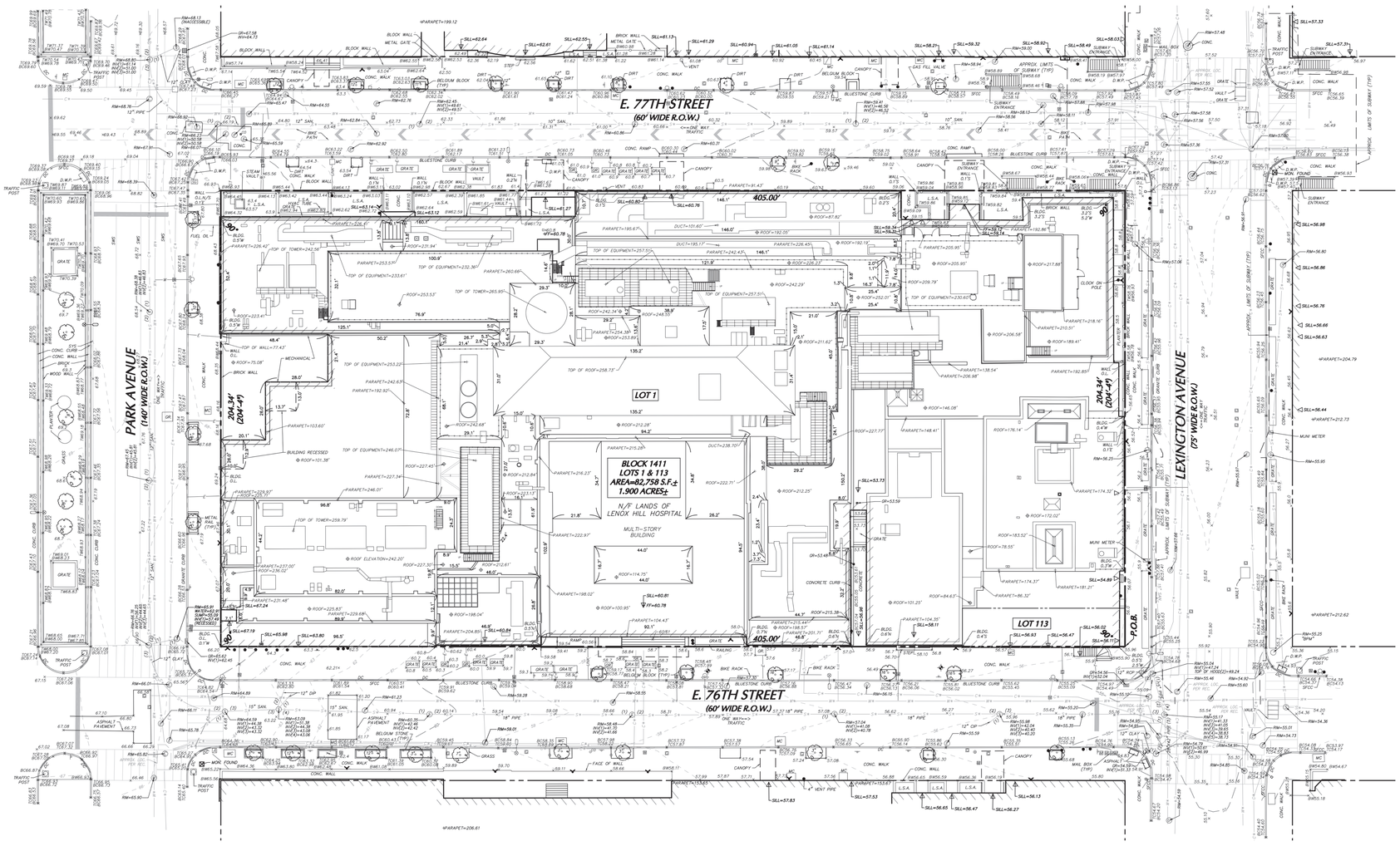


PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: GOOGLE MAPS

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 MAP.
   B. BOROUGH OF MANHATTAN SECTIONAL MAP NO. 74.
   C. SPECIAL SEARCH NO. C717-90077-NY, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED MAY 3, 2017, CERTIFIED AS OF APRIL 24, 2017.
   D. "BOUNDARY AND TOPOGRAPHIC SURVEY, LENOX HILL HOSPITAL", BY LANGAN, PROJECT NUMBER 170474401, DRAWING NUMBER VT01, DATED 06/06/2017.

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.

   EXCEPTIONS AS NOTED FROM SPECIAL SEARCH NO. C717-90077-NY

   1. CONSENT FOR RAILROAD FACILITIES IN LIBER 3819 PAGE 119. (ILLEGIBLE)
   2. ZONING LOT DESCRIPTION AND OWNERSHIP STATEMENT MADE BY LENOX HILL HOSPITAL RECORDED ON OCTOBER 30, 2000 IN REEL 3182 PAGE 1559.
   3. PRELIMINARY ZONING LOT CERTIFICATION MADE BY CHICAGO TITLE INSURANCE COMPANY RECORDED ON OCTOBER 30, 2000 IN REEL 3182 PAGE 16.

3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO BOROUGH OF MANHATTAN DATUM PER MAP REFERENCED IN NOTE 1B.
4. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) CONVERTED FROM MANHATTAN BOROUGH DATUM USING VERTCON. SEE DATUM CONVERSION CHART. REFERENCED BENCHMARKS USED ARE NOS. 980 AND 995.
5. STREET NAMES AND R.O.W. WIDTHS PER MAP REFERENCED IN NOTE 1B, BLOCK AND LOT NUMBERS AS PER MAP REFERENCED IN NOTE 1A.
6. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING MAY OF 2017 AND UPDATED DURING MARCH OF 2023.
7. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
8. WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
9. 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 PIPE MATERIAL 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 GUARANTEES 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.

   COMMUNICATION MAPPING PROVIDED BY ECS/VERIZON.

   SEWER AND WATER MAPPING PROVIDED BY NYC DEP.

   AT&T LNS, LUMEN, AND SPECTRUM MAPPING NOT PLOTTED DUE TO UNKNOWN SCALE AND/OR SCHEMATIC MAPS BEING PROVIDED.

   ADDITIONAL SUBSURFACE UTILITY INFORMATION WAS DELINEATED IN THE FIELD BY SOFTDIG/UNDERGROUND SERVICES, INC. ON MAY 18, 2012, JOB NO. 172440. THE MARKOUT WAS FIELD SURVEYED BY LANGAN.

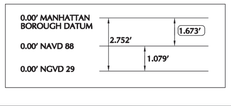
10. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
11. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

LEGEND (NOT SHOWN TO SCALE)

HYDRANT		SYS	SOLID YELLOW STRIPE
STAND PIPE		L.S.A.	LANDSCAPED AREA
ROOF DRAIN		BW	BOTTOM OF WALL
FLAG POLE		TW	TOP OF WALL
PEDESTAL LIGHT		BC	BOTTOM OF CURB
STREET LIGHT		TC	TOP OF CURB
AREA LIGHT		DC	DROP CURB
SIGNAL POLE		D.W.P.	DETENTION WARNING PAD
POWER POLE		SFCC	STEEL FACED CONCRETE CURB
GUY WIRE		CONC.	CONCRETE
ANCHOR POLE		LOC.	LOCATION
MANHOLE (TYPE AS LABELED)		FF=322.35	FINISHED FLOOR
WATER VALVE			OVERHEAD WIRE
GAS VALVE			GUIDE RAIL WOOD
UNKNOWN VALVE			GUIDE RAIL METAL
CATCH BASIN			TREE LINE
SPOT ELEVATION	x322.35		CHAINLINK FENCE
CLEAN OUT	CO		STOCKADE FENCE
TREE			IRON FENCE
SIGN			EASEMENT LINE
BOLLARD			PROPERTY LINE
ELECTRIC BOX	E		RIGHT-OF-WAY LINE
ELECTRIC METER	EM	322	CONTOUR LINE
GAS METER	GM	G	GAS MARK OUT LINE
WATER METER	WM	W	WATER MARK OUT LINE
TELEPHONE BOX	T	E	ELECTRIC MARK OUT LINE
TRAFFIC SIGNAL POLE		T	COMMUNICATION MARK OUT LINE
MONITOR WELL		S	SANITARY MARK OUT LINE
BENCH		D	DRAINAGE MARK OUT LINE
DOOR		UNK	UNKNOWN UTILITY MARK OUT LINE
DOUBLE DOOR		"0"	REFERENCE UTILITY LINE (TYPE AS NOTED) – PLOTTED FROM EXISTING MAPPING
ROLL UP DOOR			
YARD DRAIN		61.7	BUILDING DIMENSION
MAILBOX			

THE FOLLOWING REQUESTS FOR UTILITY INFORMATION HAVE BEEN MADE	
UTILITY	RECEIVED
WATER	DEP 03/23/23
SEWER	DEP 03/23/23
GAS	
ELECTRIC	
STEAM	
COMM/ OTHER	AT&T LNS 04/03/23, ECS/VERIZON 03/23/23, LUMEN 03/30/23, SPECTRUM 03/23/23

DATUM CONVERSION CHART



20 0 5 10 20
SCALE IN FEET

Date	Description	No.
6/27/2023	Added Square Footage Of Lots 1 And 113 Only	01

REVISIONS

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSPLS Section 1.57 Part 6 for Land Surveys, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey at the subject property."

6-28-2023
SIGNATURE DATE SIGNED

PAUL FISHER
PROFESSIONAL LAND SURVEYOR NY Lic. No. 050784–1

LANGAN
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Project
LENOX HILL HOSPITAL
177 E 77TH STREET, NEW YORK, NY 10075
BLOCK No. 1411, LOT NOs.1 & 113
BOROUGH OF MANHATTAN
CITY OF NEW YORK

COUNTY OF NEW YORK — NEW YORK

Drawing Title
BOUNDARY AND TOPOGRAPHIC SURVEY

Project No.	170474401
Date	05/04/2023
Drawn By	HBV, NT
Checked By	PDF
Drawing No.	VT102
	Sheet 01 of 01

PROJECT NO. 170474401

Filename: \langan.com\data\NYC\data4\170474401\Survey Data - 170474401\Cartoon\Existing\170474401-V-EX01DC.dwg Date: 6/27/2023 Time: 15:02 User: rdonbrello Style Table: Langan.stb Layout: ARCH-FL
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ZONING ANALYSIS

ZR SEC.	ITEM		R10 / PI	C1-8 (R9 equivalent)	C1-9 (R10 equivalent)	TOTAL	COMPLIANCE / NOTES
	LOT AREA		20,434	41,889.7	20,434	82,757.7	
	USE GROUPS						
22-10 32-10	Permitted Uses		UG I,II,III,IV	UG I, II, III, IV, VI, VII, VIII, IX, X	UG I, II, III, IV, VI, VII, VIII, IX, X		Complies
	Existing to remain		UG III(B) Hospital	UG III(B) Hospital	--		
	Proposed New		UG III(B) Hospital	UG III(B) Hospital	UG III(B) Hospital UG VI Retail		
	FLOOR AREA						
23-22 24-11 33-122 33-123 92-21	**FAR Permitted**						*** Special Permit pursuant to ZR 74-904** **** Authorization pursuant to ZR 66-511** *****FAR bonus generated by and requested for the R10/PI district. Per ZR 74-904, bonus floor area generated in R10/PI district above 10 FAR may not be located within R10/PI district.** **- Community Facility floor area may be located in any zoning district subject to the maximum development envelope set forth in Dwgs Z-04 to Z-12, and provided that the FAR located in the R10/PI zone shall not exceed 10.00.**
		Residential	12.00	9.02	12.00		
		Commercial	N/A	2.00	2.00		
		Community Facility	10.00	10.00	10.00		
		Base FAR for non-residential use	**10.00**	**10.00**	**10.00**		
	FAR bonuses allowed by Special Permit/Authorization						
		Community Facility*	2.00	2.00	2.00		
		Transit Improvement**	2.00	2.00	2.00		
		Total Bonus* **	**4.00 *** **	**4.00**	**4.00**		
	FAR Bonus Requested						
		Community Facility*	2.00 *	2.00 *	2.00 *		
		Transit Improvement**	0.50 **	0.50 **	0.50 **		
		Total Bonus Requested ***	2.50 ***	2.50	2.50		
	Total Maximum Allowable FAR		**14.00 *** **	**14.00**	**14.00**		
	Total Maximum Proposed FAR		**12.50 *** **	**12.50**	**12.50**		
	FLOOR AREA						
	Floor Area - Permitted						*** Special Permit pursuant to ZR 74-904** **** Authorization pursuant to ZR 66-511** ***** Bonus Floor Area generated by and requested for the R10/PI district. Per ZR 74-904, bonus floor area generated in R10/PI district above 10 FAR may not be located within R10/PI district.** **- Community Facility floor area may be located in any zoning district subject to the maximum development envelope set forth in Dwgs Z-04 to Z-12, and provided that the FAR located in the R10/PI zone shall not exceed 204,340 sf.**
		Residential	245,208	377,845	245,208		
		Commercial	N/A	83,779	40,868		
		Community Facility	204,340	418,897	204,340		
		Base Floor Area for non-residential use	**204,340**	**418,897**	**204,340**	**827,577**	
	Floor Area bonuses allowed by Special Permit/Authorization						
		Community Facility*	40,868	83,779	40,868		
		Transit Improvement**	40,868	83,779	40,868		
		Total Bonus* **	**81,736 *** **	**167,559**	**81,736**	**331,031**	
	Floor Area Bonus Requested						
		Community Facility*	40,868 *	83,779 *	40,868 *		
		Transit Improvement**	10,217 **	20,945 **	10,217 **		
		Total Bonus Requested ***	**51,085 *** **	**104,724**	**51,085**	**206,894**	
	Total Maximum Allowable Floor Area		**286,076 *** **	**586,456**	**286,0...**	**1,158,608**	
	Floor Area - Proposed						
		Residential					
		Existing to Remain	0	0	0		
		Proposed New	0	0	0		
		Commercial					
		Existing to Remain	0	0	0		
		Proposed New	0	0	2,500		
		Community Facility					
		Existing to Remain	143,058	255,216	246		
		Proposed New	5,414	312,990	315,047		
		Total					
		Existing to Remain	143,058	255,216	246	398,520	
		Proposed New	5,414	312,990	317,547	635,951	
	Total Maximum Proposed Floor Area		**148,472**	**568,206**	**317,793**	**1,034,471*** **	
	LOT COVERAGE REGULATIONS						
23-362 24-11 24-12	Residential (Corner Lots 100%; Interior/Through Lots 80%)		None Proposed	N/A	N/A		
	Commercial		N/A	N/A	N/A		
	Community Facility						
		Corner Lot (10,000 sf each)					*** Special Permit pursuant to Section 74-904 to modify lot coverage requirements**
		Permitted	Maximum 75% (7,500 SF) above 23'	N/A	N/A		
		Provided	Corner Lot A: 9,450 SF / 10,000 SF = 95% * Corner Lot C: 10,000 SF / 10,000 SF = 100% *				
		Interior Lot (433 sf)					
		Permitted	Maximum 65% (281.45 SF) above 23'	N/A	N/A		
		Provided	Interior Lot B: 433 SF / 433 Sf = 100% *				
	YARD REGULATIONS						
24-34	**Front Yard**		None Required / None Provided				Complies
24-35 33-25	**Side Yard**		None Required / None Provided				Complies
24-391 24-392 33-301 33-302 33-28	**Rear Yards**						Complies
		Within 100 feet of corners Along short dimension of blocks Zoning lot occupying entire block	None Required None Provided				
	HEIGHT AND SETBACK REGULATIONS						
24-522 33-01 33-432 92-22(a) 92-23	**Wide Street**						
	Required		**Park Avenue**		**Lexington Ave**		*** Special Permit pursuant to ZR 74-904 to modify height and setback requirements**
		Front Wall Location	100% @ street line		N/A		
		Setback	10 ft from street line		15 ft		
		Front Wall Height	Min 125 ft		85 ft or 6		
			Max 150 ft		stories		
		Max Height / Sky Exposure Plane	215 ft	N/A	5.6 to 1		
	Provided						
		Front Wall Location	Portions of Front wall not located at the street line*		N/A		
		Setback	0 ft - 32 ft *		10 ft *		
		Front Wall Height	0 ft - 175 ft *		Up to 195 ft *		
		Max Height / Sky Exposure Plane	Up to 190 ft		Up to 395 ft *		

FLOOR AREA SUMMARY

	R10 / PI**		C1-8		C1-9		TOTAL
	Commercial	Community Facility	Commercial	Community Facility	Commercial	Community Facility	
Existing to Remain	0	143,058	0	255,216	0	246	398,520
Proposed New *	0	5,414	0	312,990	2,500	315,047	635,951
TOTAL *	0	148,472	0	568,206	2,500	315,293	1,034,471
NOTE:	* Allocation of floor area between zoning districts subject to change, but in no event shall community facility floor area exceed 1,034,471 SF or total floor area exceed 1,034,471SF. As-of-right uses under zoning permitted.						
	** Floor area shall not exceed 204,340 SF within R10 portion of the zoning lot						

SITE INFORMATION

ADDRESS:	855 Park Avenue; 1080 Lexington Avenue; 100 East 77th Street, New York
BOROUGH:	Manhattan
BLOCK & LOT:	Block 1411, Lots 1 and 113
COMMUNITY DISTRICT:	8
COUNCIL DISTRICT:	4
ZONING MAP:	8c
EXISTING ZONING DISTRICT:	R10/Special Park Improvement District(PI),R8B/LH-1A,C1-8X
PROPOSED ZONING DISTRICT:	R10 / PI, C1-8, C1-9
LOT AREA:	82,757.7 SF

ZONING ANALYSIS

ZR SEC.	ITEM			R10 / PI	C1-8 (R9 equivalent)	C1-9 (R10 equivalent)	TOTAL	COMPLIANCE / NOTES
	Narrow Street - East 76th Street							
	Required			**Within 50ft of Park Ave**	**Beyond 50ft of Park Ave**			*** Special Permit pursuant to ZR 74-904 to modify height and setback requirements**
		Front Wall Location		100% @ street line	N/A	N/A		
		Setback		10 ft from street line	20 ft	20 ft		
		Front Wall Height		Min 125 ft	85 ft or 9 stories	85 ft or 6 stories		
				Max 150 ft				
		Max Height / Sky Exposure Plane		215 ft	215 ft SEP: 2.7 to 1	2.7 to 1		
	Provided							
		Front Wall Location		Portions of front wall not located at the street line *	N/A	N/A		
		Setback		9.4 ft *	0 - 9.4 ft *	0 ft - 10 ft *		
		Front Wall Height		Min 20 ft *	45 - 165 ft *	85 ft - up to 195 ft *		
				Max 165 ft *				
		Max Height / Sky Exposure Plane		Up to 185 ft	Maximum height provided, Up to 185 ft Waiver requested; See Z-05, Z-07 through Z-12 *	Maximum height provided, Up to 395 ft Waiver requested; See Z-05, Z-07 through Z-12 *		
	Narrow Street - East 77th Street							
	Required			**Within 50ft of Park Ave**	**Beyond 50ft of Park Ave**			*** Special Permit pursuant to ZR 74-904 to modify height and setback requirements**
		Front W all Location		100% @ street line	N/A	N/A		
		Setback		10 ft from street line	20 ft	20 ft		
		Front Wall Height		Min 125 ft	85 ft or 9 stories	85 ft or 6 stories		
				Max 150 ft				
		Max Height / Sky Exposure Plane		215 ft	215 ft SEP: 2.7 to 1	2.7 to 1		
	Provided							
		Front Wall Location		Portions of Front wall not located at the street line *	N/A	N/A		
		Setback		11 ft	11 ft*	10 - 20 ft *		
		Front Wall Height		None *	54.94 ft - 190 ft *	60 - up to 195.00 ft *		
				None *				
		Max Height / Sky Exposure Plane		Up to 190 ft	Maximum height provided, Up to 190 ft Waiver requested; See Z-05, Z-07 through Z-12 *	Maximum height provided, Up to 395 ft Waiver requested; See Z-05, Z-07 through Z-12 *		
	PARKING							
13-10 13-12 92-31	**Required**			None required within Manhattan Core (Manhattan CB 8)				Complies
	Permitted							
		Hospitals		Max 100 accessory off-street parking spaces				
		Retail uses		1 per 4,000 SF of floor area, or 10 spaces, whichever is less				
		Other commercial and Community facility uses		1 per 4,000 SF of floor area, or 100 spaces, whichever is less				
	Provided			0 Spaces				
	LOADING BERTH							
13-31 25-72 36-62	**Required**							Complies
		Hospitals and related facilities						
		First 10,000 SF: None Required		Proposed New Hospital Use: 635,951 SF = 4 required				
		Next 290,000 SF: 1						
		Each Additional 300,000 SF: 1						
		Commercial uses (retail)		Proposed New Retail Use: 2,500 SF = 0 required				
		First 25,000 SF: None Required						
		Next 15,000 SF: 1						
		Next 60,000 SF: 1						
		Each additional 150,000 SF: 1						
		Total Required		4 berths				
	Provided							
		Existing to remain:		3 berths				
		New:		4 berths				
		Total Provided		**7 berths**				
	STREET TREE PLANTING							
26-41	**Required**							* Subject to change pursuant to ZR Section 26-41; 14 trees may be provided on-site, 35 trees or remaining trees provided off-site or paid into a fund pursuant to ZR Section 26-41
		Park Avenue frontage=204.34 LF/25 ft=		8.17 trees				
		East 76th Street frontage=405 LF/25 ft=		16.2 trees				
		East 77th Street frontage=405 LF/25 ft =		16.2 trees				
		Lexington Avenue frontage =204.34 LF/25 ft=		8.17 trees				
		Total Required:		**49 trees**				
	Provided							
		Park Avenue frontage		4 trees *				
		East 76th Street frontage		6 trees *				
		East 77th Street frontage		4 trees *				
		Lexington Avenue frontage		0 trees *				
		Total Provided:		14 trees *				

LIST OF REQUESTED ACTIONS

1. Zoning Map Amendment to rezone:
   - i. the Lexington Avenue frontage of the Development Site from an C1-8X district to a C1-9 district;
   - ii. the midblock of the Development Site from an R8B to a C1-8 district.
2. Zoning Text Amendment to:
   - i. create a new special permit under ZR Section 74-904 (Non-profit or voluntary hospitals in R9 or R10 districts and certain Commercial Districts) pursuant to which the City Planning Commission may, for a development or enlargement predominantly for Use Group III(B) hospital use on a full-block zoning lot improved with an existing hospital use and located in R9 or R10 districts, or equivalent commercial districts, and partially within the Special Park Improvement District, (1) permit a floor area increase of up to 20% for community facility use, (2) allow such floor area bonus to be used in combination with a floor area bonus permitted by authorization in connection with mass transit station improvements pursuant to ZR Section 66-51, and (3) permit modifications of applicable bulk regulations, provided that the amount of floor area located within the Special Park Improvement District not exceed 10.0 FAR,
   - ii. amend ZR Section 66-513(a)(2) to allow a floor area bonus pursuant to Section 66-511 or 66-512, in combination with other floor area bonuses, to exceed 20 percent of the maximum floor area ratio otherwise permitted on the zoning lot where explicitly allowed by a special permit of the Commission;
   - iii. amend ZR Section 92-21 to allow the permitted floor area ratio on a zoning lot partially within the Special Park Improvement District for which a special permit is granted under ZR Section 74-904 to exceed 10.0 FAR; and
   - iv. establish the portions of the Development Site within the new C1-9 and C1-8 districts as a Mandatory Inclusionary Housing ("MIH") area.
3. Zoning special permit pursuant to ZR Section 74-904 to permit a redevelopment of the Development Site predominantly for Use Group 4 non-profit hospital use with up to 1,034,471 square feet of floor area (12.5 FAR).
4. Zoning Authorization pursuant to ZR Section 66-511 to permit, as part of the total proposed 12.5 FAR, a floor area increase of up to 0.5 FAR in connection with improvements to the southbound platform of the 77th Street station of the Lexington Avenue subway line.
5. Zoning Certification pursuant ZR Section 66-21 for a transit volume easement.

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Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL REDEVELOPMENT

DRAWING SET A

Special Permit Drawings
NOT FOR CONSTRUCTION

100 E 77th St, New York, NY 10075
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REGISTERED ARCHITECT Thomas Rossant 025252 STATE OF NEW YORK

Seal

CPC APPROVAL

No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date 08/15/2024
Project Number 1643
Scale

Sheet Title
ZONING ANALYSIS

Sheet No.
Z-02
SET B

STREETSCAPE REGULATIONS

Section	Requirement	Proposed	Compliance
32-30	The provisions of Section 32-30, inclusive, sets forth streetscape regulations on designated #street# frontages. Such provisions shall apply as follows: (a)The provisions of Sections 32-31, 32-32 and 32-33, inclusive apply to #developments# or #ground floor level# #enlargements# of #buildings# along #Tier A, Tier B and Tier C street frontages#, respectively. For zoning lots with multiple street frontages, each frontage shall be considered separately as a #Tier A, Tier B or Tier C frontage#, as applicable.	Portions of the Site are being developed with a new UG III(B) uses. Lexington Avenue: Tier B Street Frontage per ZR 32-351 Portions of East 76th Street: Alternate Tier B Street Frontage Portions of East 77th Street: Alternate Tier B Street Frontage	Complies
32-301	Definitions Tier B street frontage A "Tier B street frontage" shall be any portion of the #ground floor level# #street# frontage of a #zoning lot# in the #expanded Transit Zone# that is located within C1 or C2 Districts, C4 through C7 Districts, or M1 Districts paired with a #Residence District#.	Site is located in the expanded Transit Zone within C1 districts	Complies
32-35	**Special Rules for Certain Areas**		
32-351	For all #Commercial Districts# mapped within, or with a residential equivalent of, an R9 or R10 District, or #Commercial Districts# where the #floor area ratio# for #commercial uses# is greater than 10.0, the applicable #ground floor level# streetscape provisions of this Chapter shall apply, except that for #ground floor level# #street# frontages on #wide streets#, the alternative provisions for #Tier B street frontages# set forth in Section 32-322 shall not apply. However, the provisions of this Section shall not apply within any Special Purpose District.	Site is mapped in a commercial district (C1-8 and C1-9) with a residential equivalent of R9 and R10 districts. Lexington Avenue is a wide street and is designated as a Tier B Street Frontage.	Complies
32-34	**Regulations for Existing Buildings**		
	The provisions of this Section shall apply to the #ground floor level# of existing #buildings# along #Tier A, Tier B, or Tier C street frontages#.	Portions of the ground floor level of the existing community facility buildings will include changes of uses and ground floor level enlargements along portions of East 76th and East 77th Streets	Complies
32-34(b)	(b)Along #Tier B# or #Tier C street frontages# Along the #Tier B or Tier C street frontage# of a #ground floor level#, as applicable, no alteration associated with the continuation of an existing #use# or change of #use# shall introduce a #use#, reduce a #minimum qualifying depth#, increase the #street wall# width of restricted #uses#, reduce transparency, increase the extent of a pre-existing #blank wall#, modify the location of parking spaces, or add curb cuts along a #street# frontage in a manner that would create a new non-conformity or increase an existing non-conformity by more than 10 percent with regards to the applicable regulations for a #development# or #ground floor level enlargement#.	Portions of the ground floor level of the existing community facility buildings will comply with alternate Tier B street frontage provisions	Complies
32-32	**Regulations for Tier B Street Frontage**		
32-321(a)	(a) #Ground floor level# #uses# On the portion of a #ground floor level# facing a #Tier B street frontage#, within the #minimum qualifying depth#, the underlying #use# regulations are modified as follows:	Lexington Avenue	Complies
	(1) #dwelling units# shall not be permitted;	No dwelling units proposed	Complies
	(2) #uses# listed under Use Group III(A) shall not be permitted;	No Use Group III(A) proposed	Complies
	(3) #uses# listed under Use Group IV shall be limited to those listed under Public Service Buildings, and Renewable Energy and Green Infrastructure;	No public service facilities and infrastructure uses proposed	Complies
	(4) guest rooms or suites associated with Transient Accommodations listed under Use Group V shall not be permitted	No guest rooms or suites associated with transient accommodations proposed	Complies
	(5) #uses# listed under Use Group VII shall be limited in size to 5,000 square feet per establishment;	No Use Group VII proposed	Complies
	(6) the maximum #street wall# width of ancillary #residential uses# or lobbies accessing #uses# not permitted on the #ground floor level# shall be limited to 50 percent of the #ground floor level# #street# frontages, or 50 feet, whichever is greater;	N/A Lobbies are for Use Group III(B) Hospital use.	Complies
	(7) off-street parking spaces or loading berths, shall not be permitted, except that: (i) entrances and exits to parking and loading facilities located beyond the #minimum qualifying depth# shall be permitted, subject to any applicable curb cut regulations of this Section, inclusive, or this Resolution; (ii) for #buildings# along a #Tier B street frontage#, and no frontage along another #street# where a loading berth is permitted, loading berths with a maximum #street wall# width of 50 feet shall be permitted; and (iii) for #buildings# with a #street wall# width in excess of 100 feet and with no frontage along another #street# where parking spaces are permitted within a #minimum qualifying depth#, parking spaces shall be permitted in the #street wall# portion in excess of 100 feet, provided that: (a) the maximum #street wall# width of such parking spaces does not exceed 50 feet; (b) the frontage allocated to such parking spaces shall be included in the maximum percentage permitted for ancillary #residential uses# or lobbies; and (c) such parking spaces shall be screened in accordance with the provisions for #Tier A street frontages# set forth in paragraph (a) of Section 32-312.	Lexington Avenue: No off-street parking spaces or loading berths proposed	Complies
	(8) entrances and exits to #mass transit stations#, as defined in Section 66-11, shall be permitted without restriction.	Entrances and exits to mass transit stations proposed along Lexington Avenue	Complies
32-321(b)	(b) Transparency requirements Along the #Tier B street frontage# of a #ground floor level#, #street walls# shall be glazed with transparent materials, which may include #show windows#, transom windows, or glazed portions of doors. Such transparent materials shall occupy at least 50 percent of the surface area of such #ground floor level# #street wall# between a height of two feet and 12 feet, or the height of the ground floor ceiling, whichever is higher, as measured from the adjoining sidewalk. Transparent materials provided to satisfy such 50 percent requirement shall not begin higher than 2 feet, 6 inches, above the level of the adjoining sidewalk, with the exception of transom windows, or portions of windows separated by mullions or other structural dividers, and shall have a minimum width of two feet. However, such transparency requirements shall not apply to portions of the #ground floor level# occupied ...	N/A. Proposed Development and existing buildings on the zoning lot are community facility buildings.	N/A
32-323	**Ground floor level curb cut restrictions** Along the #Tier B street frontage# of a #ground floor level#, the following curb cut restrictions shall apply: For #zoning lots# with frontage along a #Tier B street frontage# and frontage along another #street# that is neither a #Tier B# or a #Tier C street frontage#, no curb cut accessing off-street parking spaces or loading spaces shall be permitted along such #Tier B street frontage#. Furthermore, for #zoning lots# with frontage along a #Tier B street frontage# subject to the standard provisions of Section 32-321 and frontage along a #Tier B street frontage# subject to the alternative provisions of Section 32-322, no curb cut accessing off-street parking spaces or loading spaces shall be permitted along the frontage subject to the standard provisions of Section 32-321.	No curb cuts proposed along Lexington Avenue (Standard Tier B street frontages). Curb cuts associated with loading and ambulance bays proposed along East 76th and East 77th Streets (Alternate Tier B street frontages).	Complies

STREETSCAPE REGULATIONS

Section	Requirement	Proposed	Compliance
32-322	**Alternate ground floor level regulations for certain frontages (Alternate Tier B Street Frontage)**		
	Along the #Tier B street frontage# of a #ground floor level#, as an alternative to the provisions of Section 32-321, the provisions of paragraph (b) of this Section may be applied where the qualifying criteria set forth in paragraph (a) is met.	East 77th Street and East 76th Street	Complies
32-322(a)	(a) Qualifying criteria The provisions of this Section may be applied along a #Tier B street frontage# where one of the following criteria are met: (1) the #zoning lot# frontage is an #impeded access frontage#; (2) there is a #Residence District#, #Manufacturing District# or C3 or C8 District mapped along the same #street# frontage as the #zoning lot# frontage either on the same #block#, or along a portion of the #block# across the #street# from the #zoning lot#; (3) the #zoning lot# has multiple #street# frontages, and at least two #street# frontages will meet either the standard requirements for #Tier B street frontages# in Section 32-321 or the applicable regulations for #Tier C street frontages#; or (4) where, at the time of application for a permit for a #development or ground floor level enlargement#, less than 75 percent of the #street line# width of #zoning lots# on the 'social block' surrounding the subject #zoning lot# are allocated to #zoning lots# with #commercial buildings# or #mixed buildings#. For the purposes of this Section, the 'social block' shall be the portion of the #block# containing the subject #zoning lot# that abuts the #Tier B street frontage#, as well as the portion of the #blocks# immediately across the #Tier B street frontage# from such #block#. Such calculation shall contain all the #zoning lots# along such #block# frontage except that where the width of any such #block# frontage exceeds 250 feet, the calculation need only extend 100 feet from the outermost extents of the subject #zoning lot#, as measured along the #street line#.	East 77th Street and East 76th Street qualify under (a)(2). Residential Districts are mapped across East 77th Street and East 76th Street.	
32-322(b)	(b) Alternative Provisions Where the qualifying criteria is met, along the #Tier B street frontage# of the #ground floor level#, the following shall apply: (1) Parking wrap and location (i) Along #wide streets# For #ground floor level# frontages along #wide streets#, portions of a #ground floor level# allocated to #accessory# off-street parking facilities or #public parking garages#, except for permitted entrances and exits, shall be located behind #floor area# that is allocated to non-parking #uses#, to a #minimum qualifying depth#, so that no portion of such facility is visible from adjacent public sidewalks. However, for #buildings# with a #street wall# width in excess of 100 feet and with no frontage along another #street# where parking spaces are permitted within a #minimum qualifying depth#, the provisions of paragraph (a)(7)(iii) of Section 32-321 may be applied. (ii) Along other #street# frontages For #ground floor level# frontages along other frontages, portions of a #ground floor level# allocated to #accessory# off-street parking facilities or #public parking garages#, may be wrapped by #floor area#, or screened, in accordance with the provisions for #Tier A street frontages# set forth in paragraph (a) of Section 32-312. No open parking shall be visible from adjacent public sidewalks.	No accessory off-street parking facilities proposed. Loading and associated curb cut are proposed along East 76th Street. Ambulance bays and associated curb cuts are proposed along East 77th Street.	Complies
	(2) Blank walls Along the #Tier B street frontage# of a #ground floor level#, for any #blank walls#, at least 70 percent of the surface area of such #blank wall# shall be mitigated with wall treatment, in the form of permitted #signs#, subject to the provisions of Section 32-60, murals or other visual artwork, or living plant material. Any portion of a mural or other artwork that incorporates addresses, text, or logos related to the #building# or tenants therein, shall be considered a #sign#.	Blank walls to be mitigated with wall treatment	Complies

Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL REDEVELOPMENT

DRAWING SET A

Special Permit Drawings
NOT FOR CONSTRUCTION

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Seal

CPC APPROVAL

No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date 06/15/2024
Project Number 1643
Scale

Sheet Title
STREETSCAPE REGULATIONS

Sheet No.
Z-02.1
SET B

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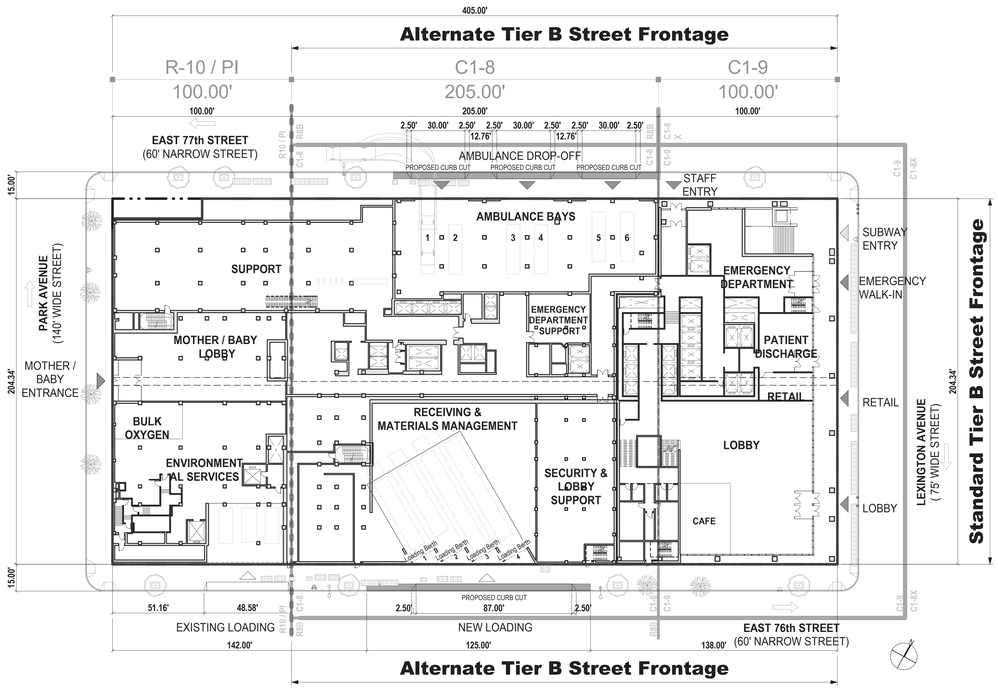


3 STREETSCAPE DIAGRAM
1" = 30'-0"

AVERAGE CURB LEVEL CALCULATIONS

Corner Lot A = $\frac{68.16 + 66.93 + 62.67}{3}$ = 65.92 (NAVD 88)

Corner Lot B = $\frac{59.06 + 57.59 + 56.65}{3}$ = 57.77 (NAVD 88)

Corner Lot C = $\frac{68.16 + 66.20 + 60.62}{3}$ = 64.99 (NAVD 88)

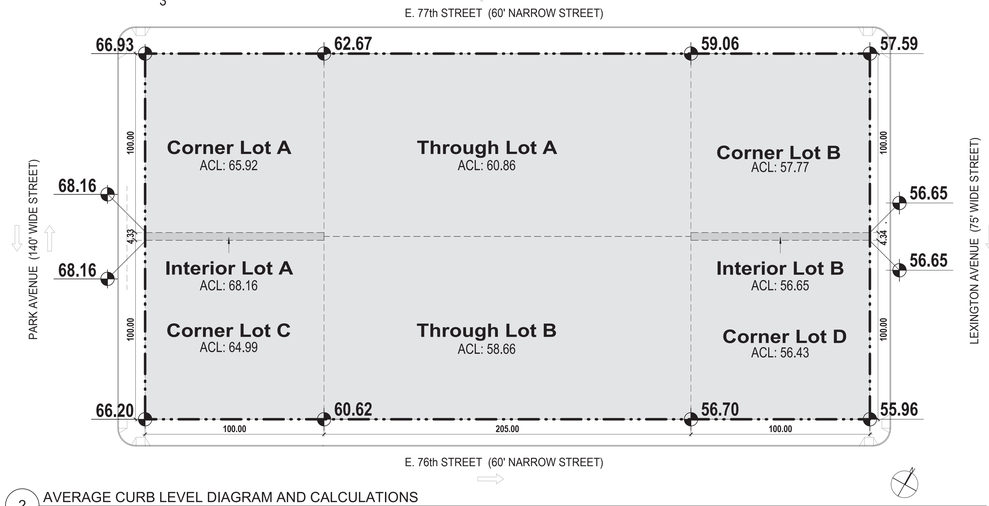
Corner Lot D = $\frac{56.65 + 55.96 + 56.70}{3}$ = 56.43 (NAVD 88)

Through Lot A = $\frac{62.67 + 59.06}{2}$ = 60.86(NAVD 88)

Through Lot B = $\frac{60.62 + 56.70}{2}$ = 58.66 (NAVD 88)

Interior Lot A = $\frac{68.16 + 68.16}{2}$ = 68.16 (NAVD 88)

Interior Lot B = $\frac{56.65 + 56.65}{2}$ = 56.65 (NAVD 88)



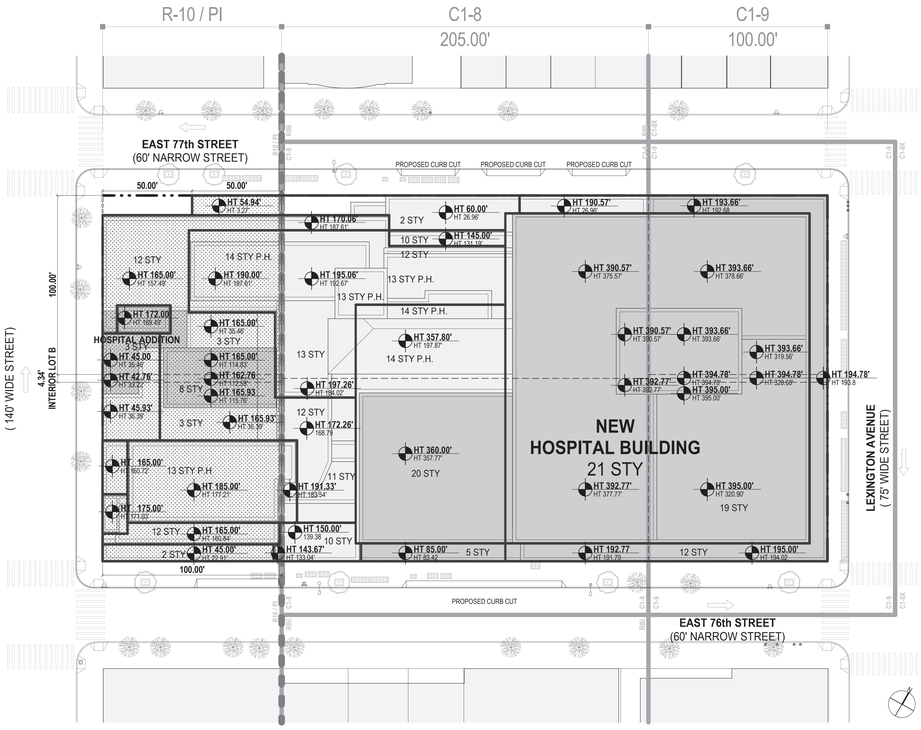
2 AVERAGE CURB LEVEL DIAGRAM AND CALCULATIONS
1" = 30'-0"

LEGEND

HT 436.30' / HT 436.30' — PROPOSED MAXIMUM BUILDING ENVELOPE / ILLUSTRATIVE BUILDING HEIGHT	R-10 / C1-8 / C1-9 — ZONING DISTRICT
COMMUNITY FACILITY LOT COVERAGE	EXISTING STREET TREE
CURB CUT ZONE	NEW STREET TREE
SIDEWALK GRATING	DIRECTION OF TRAFFIC
EXISTING BUILDING	LOADING ENTRANCE
PROPOSED BUILDING	SUBWAY ENTRANCE
ZONING LOT LINE	BUILDING ENTRANCE
ZONING DISTRICT LINE	EXISTING STREET LIGHT
SPECIAL PARK IMPROVEMENT DISTRICT LINE	NEW STREET LIGHT
LOT PORTION LINE	EXISTING HYDRANT
PROPOSED MAXIMUM BUILDING ENVELOPE	NEW HYDRANT
ILLUSTRATIVE BUILDING LINE	

NOTES

1. Applicant's stamp and seal corresponds to the information regarding the development site, zoning lot, and related curb cuts. Information regarding the surrounding property is shown for illustrative purposes only, and may not be exact. The architect bears no responsibility for inexact information on surrounding properties.
2. Elevations referenced to North American Vertical Datum of 1988 (NAVD88) which is 1.095 feet above National Geodetic Survey Datum of Sandy Hook, NJ.
3. Building heights are measured from the applicable average curb level of each lot portion.
4. Buildings shown within the proposed maximum development envelope are for illustrative purposes only and are subject to change. Redevelopment may occur anywhere within the proposed maximum development envelope. Existing buildings may be modified and rebuilt subject to the proposed maximum development envelope.
5. Building entrances are shown for illustrative purposes only and are subject to change. Additional entrances and exits are permitted.
6. Number of stories, floor-to-floor heights and notations are shown for illustrative purposes only and are subject to change.
7. Interior partitions and location of use designations are illustrative only and subject to change.
8. Street trees adjacent to the zoning lot will be provided in accordance with ZR 26-41 the location and number of which shall be subject to NYC Department of Parks and Recreation.
9. Existing rooftop bulkheads and mechanical equipment may be retained as permitted obstructions, or may be modified and replaced, provided that such modified and replaced obstructions are in accordance with location and size restrictions applicable to permitted obstruction.
10. Information regarding the lot areas and existing buildings are derived from survey prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated 06-28-2023.



1 COMMUNITY FACILITY LOT COVERAGE DIAGRAM (R10 DISTRICT)
1" = 30'-0"

COMMUNITY FACILITY LOT COVERAGE IN R10 DISTRICT					
ZR SECTON	LOT PORTION	LOT AREA (SF)	% PERMITTED	% PROPOSED*	COMPLIANCE
24-11	CORNER LOT A	10,000 SF	75% (7,500 SF)	95% (9,450 SF)	DOES NOT COMPLY**
	CORNER LOT B	10,000 SF	75% (7,500 SF)	100% (10,000 SF)	DOES NOT COMPLY**
	INTERIOR LOT B	433 SF	65% (281.45 SF)	100% (433 SF)	DOES NOT COMPLY**

*Per ZR 24-12, percentage of lot coverage is calculated above 23 feet above curb level.

** Special permit requested pursuant to 74-904 to modify lot coverage requirement.

Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL REDEVELOPMENT

DRAWING SET A

Special Permit Drawings
NOT FOR CONSTRUCTION

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CPC APPROVAL

No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date
08/15/2024

Project Number
1643

Scale
As indicated

Sheet Title
ZONING DIAGRAM

Sheet No.
Z-03

SET B

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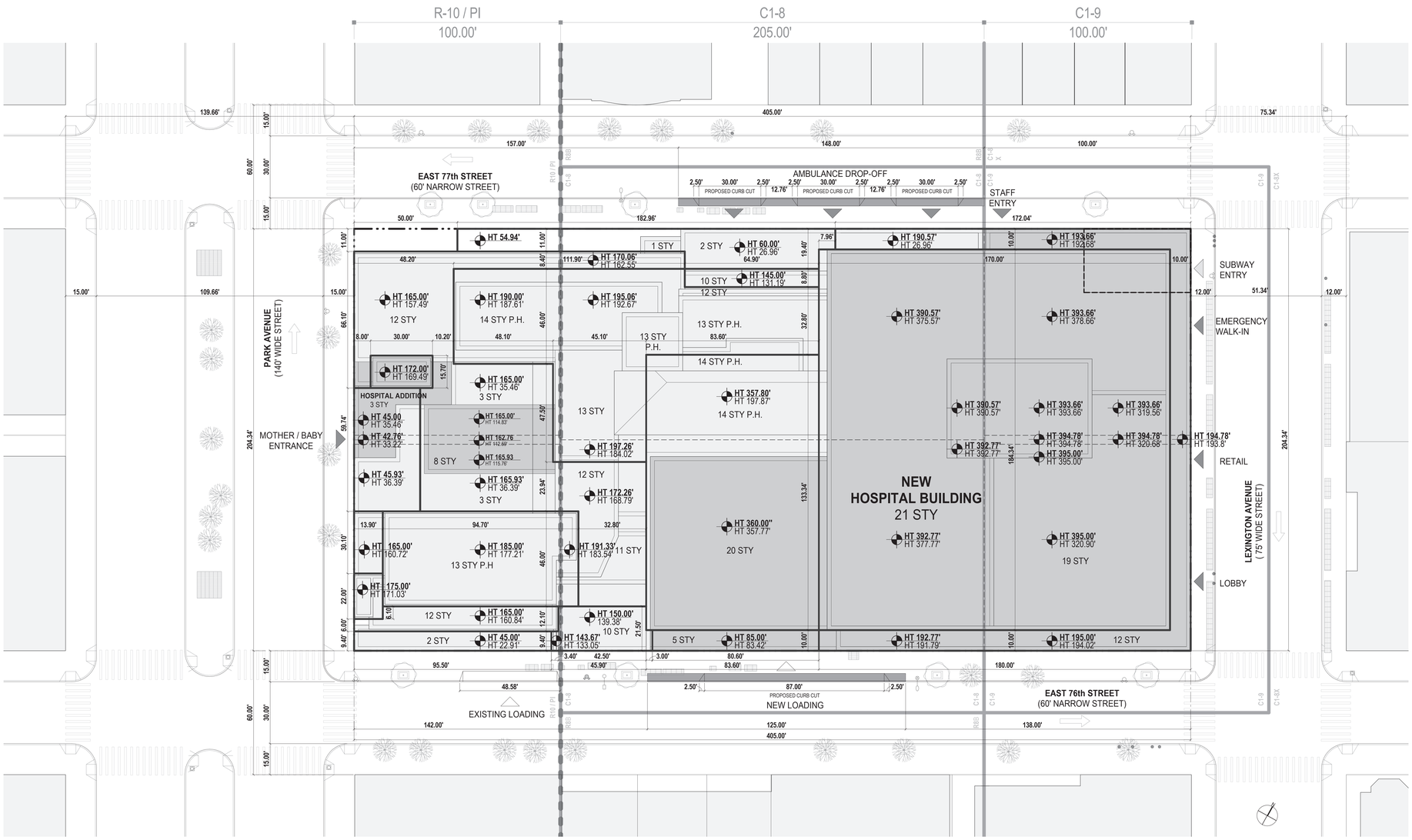

1 SITE PLAN
1" = 20'-0"

ZR SECTION	ITEM	PERMITTED/REQUIRED	PROPOSED	NOTES/COMPLIANCE
	FLOOR AREA...			
23-22, 24-11, 33-122, 33-123, 92-21	Maximum Floor Area Ratio for non-residential use	Base FAR: 10.0	10.0	
		Max Base floor area: 82,757.7 SF x 10.0 = 827,577 SF	827,577 SF	
66-51	Additional Floor Area for Mass Transit Station Improvements by Authorization	Max floor area bonus permitted by authorization = 20% or 200,000 whichever is less = 2.0	0.5	Zoning Authorization pursuant to ZR Section 66-511 to permit, as part of the total proposed 12.5 FAR, a floor area increase of up to 0.5 FAR in connection with improvements to the southbound platform of the 77th Street station of the Lexington Avenue subway line.
		Max bonus floor area: 82,757.7 SF x 2.0 = 165,515.4 SF	41,379 SF	
		Max floor area for zoning lot with bonus = 993,092.4 SF	868,956 SF	

NOTES

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3. Building heights are measured from the applicable average curb level of each lot portion.
4. Buildings shown within the proposed maximum development envelope are for illustrative purposes only and are subject to change. Redevelopment may occur anywhere within the proposed maximum development envelope. Existing buildings may be modified and rebuilt subject to the proposed maximum development envelope.
5. Building entrances are shown for illustrative purposes only and are subject to change. Additional entrances and exits are permitted.
6. Number of stories, floor-to-floor heights and notations are shown for illustrative purposes only and are subject to change.
7. Interior partitions and location of use designations are illustrative only and subject to change.
8. Street trees adjacent to the zoning lot will be provided in accordance with ZR 26-41 the location and number of which shall be subject to NYC Department of Parks and Recreation.
9. Existing rooftop bulkheads and mechanical equipment may be retained as permitted obstructions, or may be modified and replaced, provided that any new obstructions are in accordance with location and size restrictions applicable to permitted obstruction.
10. Information regarding the lot areas and existing buildings are derived from survey prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated 06-28-2023.

LEGEND

- HT 436.30' / HT 436.30' — PROPOSED MAXIMUM BUILDING ENVELOPE ILLUSTRATIVE BUILDING HEIGHT
- R-10 / C1-8 / C1-9 — ZONING DISTRICT
- CURB CUT ZONE
- SIDEWALK GRATING
- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ZONING DISTRICT LINE
- SPECIAL PARK IMPROVEMENT DISTRICT LINE
- LOT PORTION LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE ILLUSTRATIVE BUILDING LINE
- MTA EASEMENT (Zoning Certification pursuant to ZR Section 66-21 for a transit volume easement
- EXISTING STREET TREE
- NEW STREET TREE
- DIRECTION OF TRAFFIC
- LOADING ENTRANCE
- SUBWAY ENTRANCE
- BUILDING ENTRANCE
- EXISTING STREET LIGHT
- NEW STREET LIGHT
- EXISTING HYDRANT
- NEW HYDRANT

Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL
REDEVELOPMENT

DRAWING SET A

Special Permit Drawings
NOT FOR CONSTRUCTION

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CPC APPROVAL

No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date 08/15/2024
Project Number 1643
Scale As indicated

Sheet Title
ZONING LOT SITE PLAN

Sheet No.
Z-04
SET B

Rev. 7/3/19 + 5/20/25(1)
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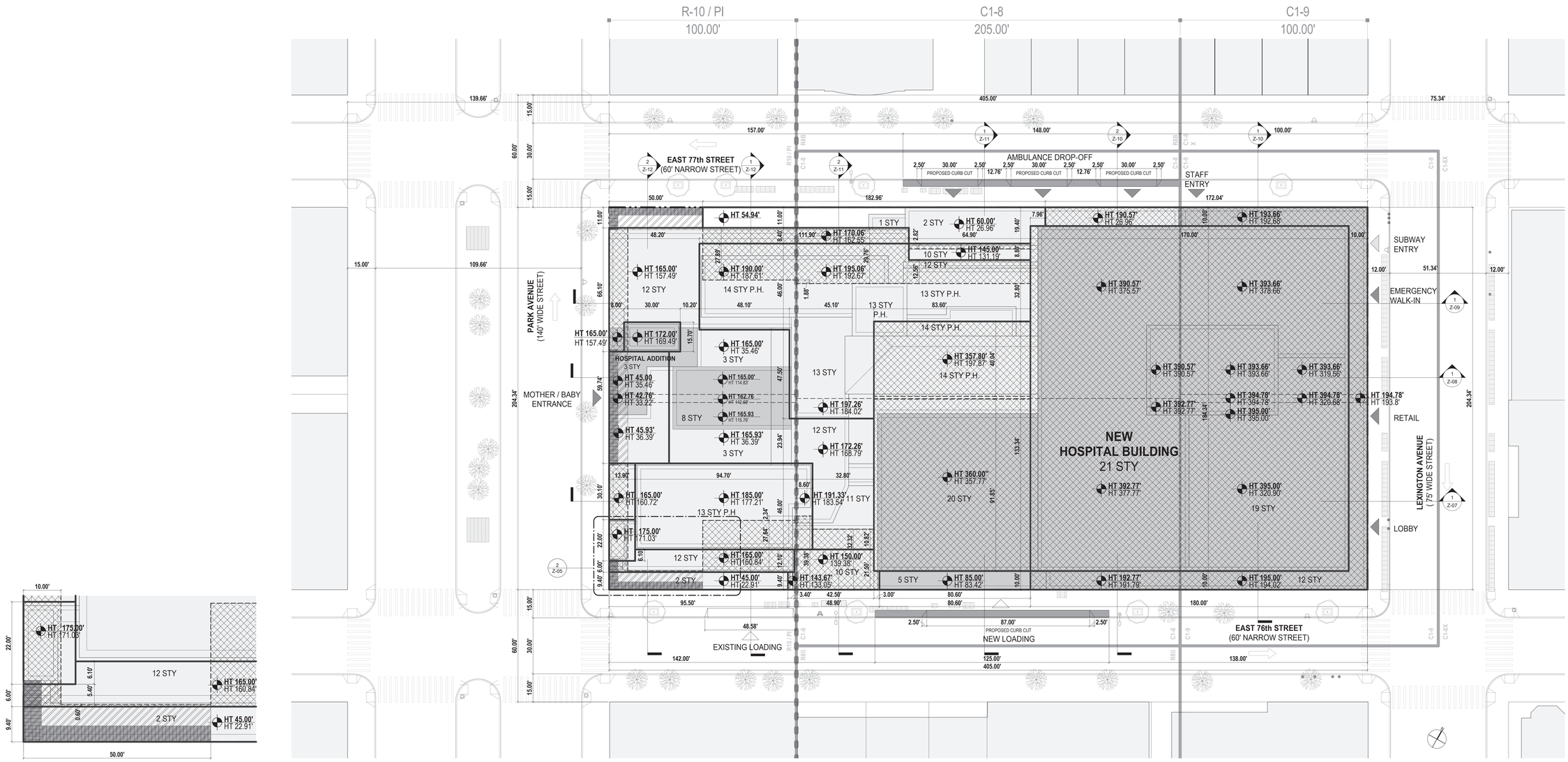

2 ENVELOPE DETAIL
1" = 10'-0"

1 TOWER HEIGHT AND SETBACKS
1" = 20'-0"

MODIFICATION LEGEND

- Special permit pursuant to ZR 74-904 to modify height and setback requirements.
- Special permit pursuant to ZR 74-904 to modify minimum front wall height requirements.
- Special permit pursuant to ZR 74-904 to modify front wall location requirements to maintain existing non-compliance.

NOTES

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7. Interior partitions and location of use designations are illustrative only and subject to change.
8. Street trees adjacent to the zoning lot will be provided in accordance with ZR 26-41 the location and number of which shall be subject to NYC Department of Parks and Recreation.
9. Existing rooftop bulkheads and mechanical equipment may be retained as permitted obstructions, or may be modified and replaced, provided that any new obstructions are in accordance with location and size restrictions applicable to permitted obstruction.
10. Information regarding the lot areas and existing buildings are derived from survey prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated 06-28-2023.

LEGEND

- HT 436.30' / HT 436.30' — PROPOSED MAXIMUM BUILDING ENVELOPE / ILLUSTRATIVE BUILDING HEIGHT
- R-10 / C1-8 / C1-9 — ZONING DISTRICT
- CURB CUT ZONE
- SIDEWALK GRATING
- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ZONING DISTRICT LINE
- SPECIAL PARK IMPROVEMENT DISTRICT LINE
- LOT PORTION LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE / ILLUSTRATIVE BUILDING LINE
- EXISTING STREET TREE
- NEW STREET TREE
- DIRECTION OF TRAFFIC
- LOADING ENTRANCE
- SUBWAY ENTRANCE
- BUILDING ENTRANCE
- EXISTING STREET LIGHT
- NEW STREET LIGHT
- EXISTING HYDRANT
- NEW HYDRANT

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Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL
REDEVELOPMENT

DRAWING SET A

Special Permit Drawings
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Seal

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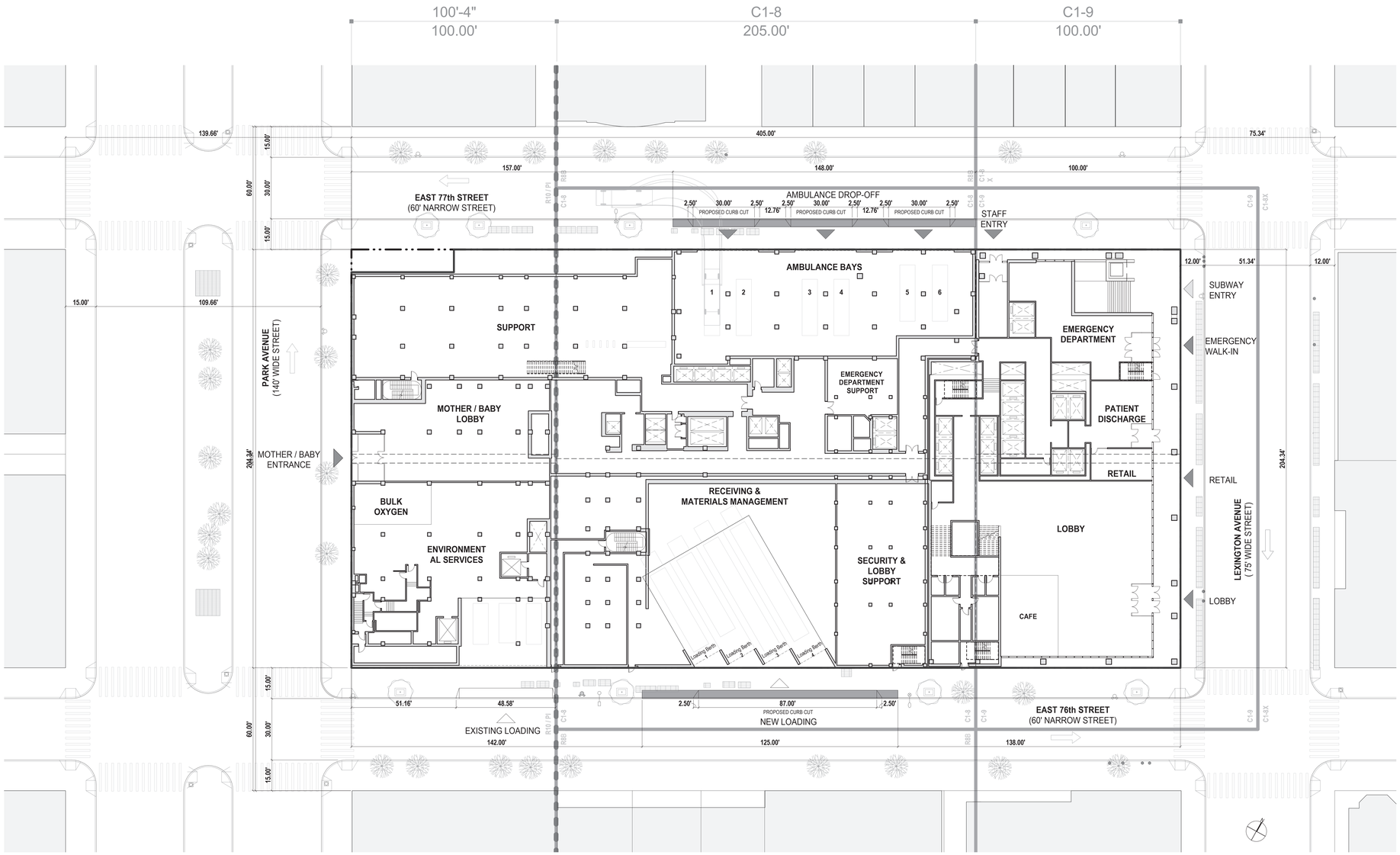
No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date
08/15/2024
Project Number
1643
Scale
As indicated

Sheet Title
WAIVER PLAN

Sheet No.
Z-05
SET B



1 GROUND FLOOR PLAN
1" = 20'-0"

NOTES

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7. Interior partitions and location of use designations are illustrative only and subject to change.
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9. Existing rooftop bulkheads and mechanical equipment may be retained as permitted obstructions, or may be modified and replaced, provided that any new obstructions are in accordance with location and size restrictions applicable to permitted obstruction.
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LEGEND

- HT 436.30 / HT 436.30 — DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- R-10 / C1-8 / C1-9 — ZONING DISTRICT
- CURB CUT ZONE
- SIDEWALK GRATING
- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ZONING DISTRICT LINE
- SPECIAL PARK IMPROVEMENT DISTRICT LINE
- LOT PORTION LINE
- BUILDING MAX EVELOPE
- EXISTING STREET TREE
- NEW STREET TREE
- DIRECTION OF TRAFFIC
- LOADING ENTRANCE
- SUBWAY ENTRANCE
- BUILDING ENTRANCE
- EXISTING STREET LIGHT
- NEW STREET LIGHT
- EXISTING HYDRANT
- NEW HYDRANT

Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL REDEVELOPMENT

DRAWING SET A

Special Permit Drawings
NOT FOR CONSTRUCTION

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REGISTERED ARCHITECT
Thomas Rossant
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STATE OF NEW YORK

Seal

CPC APPROVAL

No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date 08/15/2024
Project Number 1643
Scale As indicated

Sheet Title
GROUND FLOOR PLAN

Sheet No.
Z-06
SET B

Rx Fri 9 Feb 5:02:05pm
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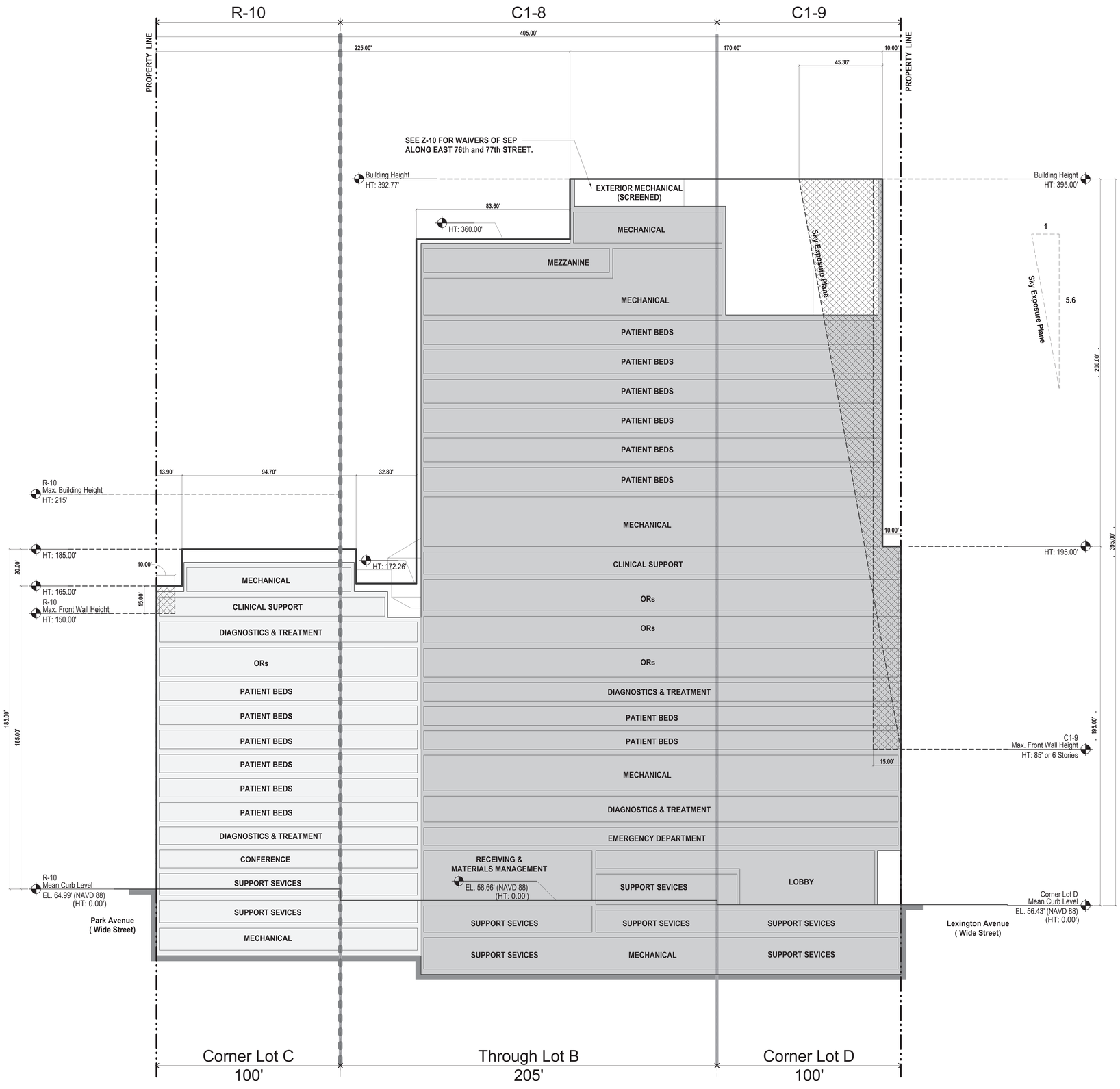

1 WAIVER SECTION - EAST WEST - Through Hospital Addition on 76th Street
1" = 20'-0"

NOTES

1. Applicant's stamp and seal corresponds to the information regarding the development site, zoning lot, and related curb cuts. Information regarding the surrounding property is shown for illustrative purposes only, and may not be exact. The architect bears no responsibility for inexact information on surrounding properties.
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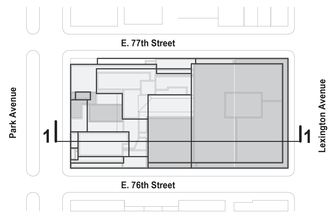
MODIFICATION LEGEND

Special permit pursuant to ZR 74-904 to modify height and setback requirements.

DRAWING LEGEND

- ZONING LOT LINE
- ZONING DISTRICT LINE
- SPECIAL PARK IMPROVEMENT DISTRICT LINE
- LOT PORTION LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- EXISTING BUILDING
- PROPOSED BUILDING

KEY PLAN



Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL
REDEVELOPMENT

DRAWING SET A

Special Permit Drawings
NOT FOR CONSTRUCTION

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Thomas Rossant
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CPC APPROVAL

No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date
08/15/2024
Project Number
1643
Scale
As indicated

Sheet Title
WAIVER SECTION
EAST WEST
Through Hospital Addition on
76th Street

Sheet No.
Z-07
SET B

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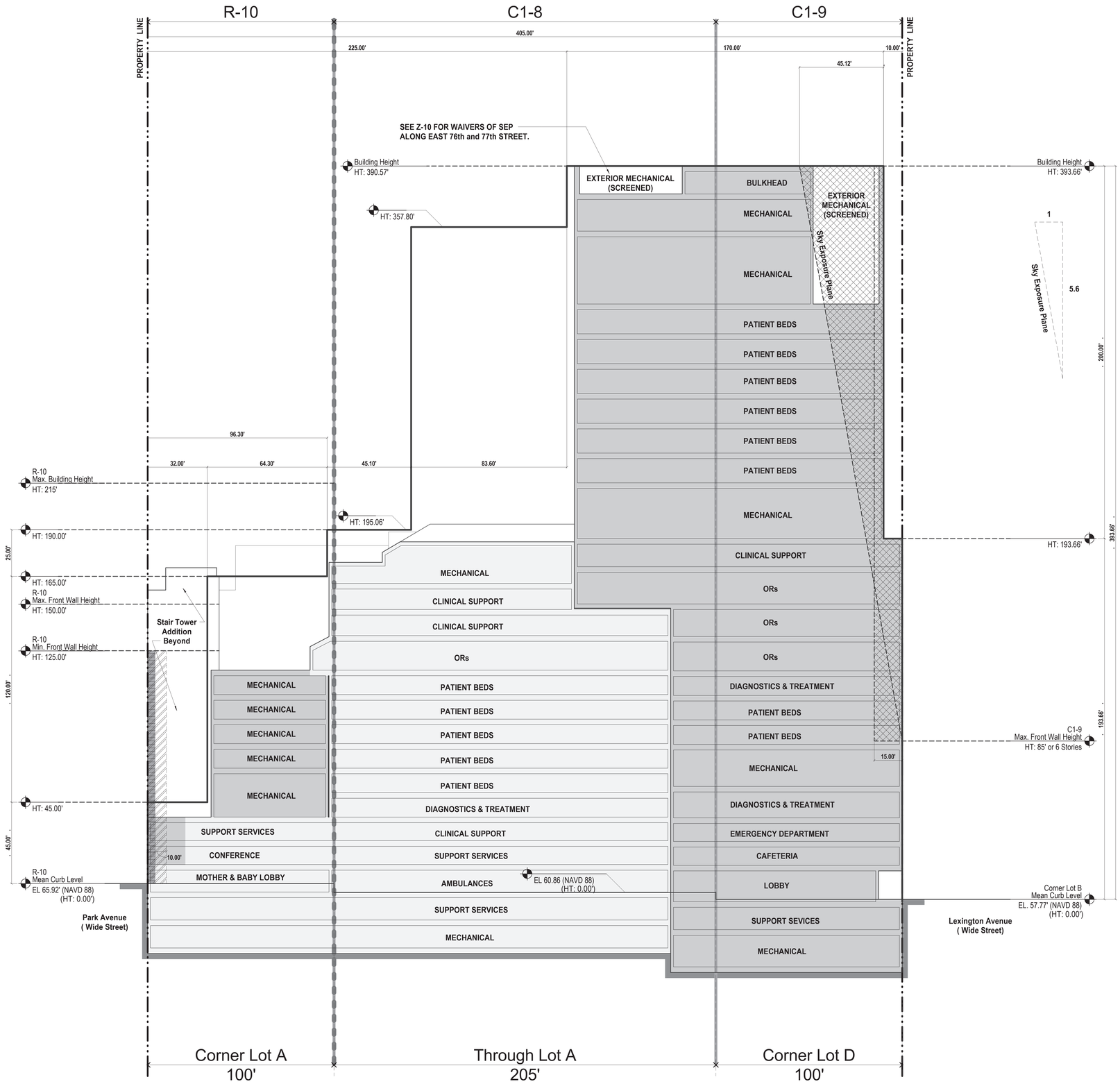

1 WAIVER SECTION - EAST WEST - Through Lobby Addition on Park Avenue
1" = 20'-0"

NOTES

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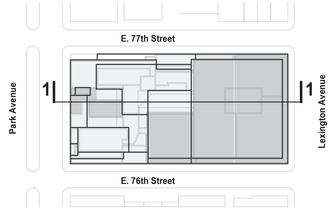
MODIFICATION LEGEND

- Special permit pursuant to ZR 74-904 to modify height and setback requirements.
- Special permit pursuant to ZR 74-904 to modify minimum front wall height requirements.
- Special permit pursuant to ZR 74-904 to modify front wall location requirements to maintain existing non-compliance

DRAWING LEGEND

- ZONING LOT LINE
- ZONING DISTRICT LINE
- SPECIAL PARK IMPROVEMENT DISTRICT LINE
- LOT PORTION LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- EXISTING BUILDING
- PROPOSED BUILDING

KEY PLAN



Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL
REDEVELOPMENT

DRAWING SET A

Special Permit Drawings
NOT FOR CONSTRUCTION

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CPC APPROVAL

No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date 08/15/2024
Project Number 1643
Scale As indicated

Sheet Title
WAIVER SECTION
EAST WEST
Through Lobby Addition on Park Avenue

Sheet No.
Z-08
SET B

Rel.12:09:5 5/20/2025
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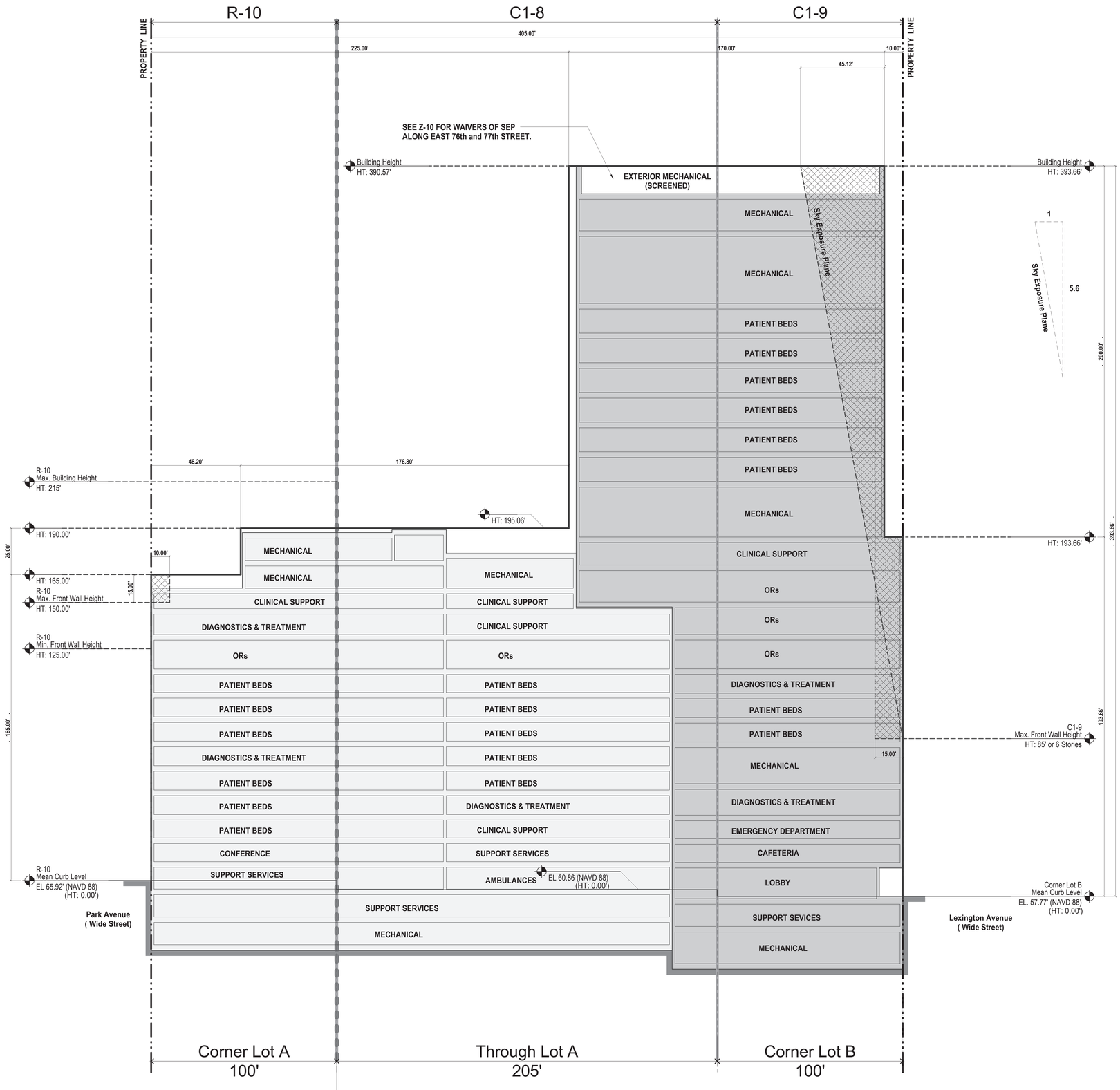
Rev. FEB 04 & 05/2025



1 ULURP- East West Section- Through Corner Lot A
1" = 20'-0"

NOTES

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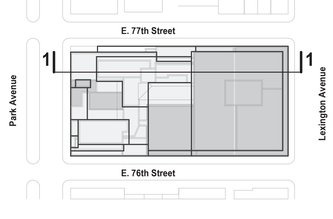
MODIFICATION LEGEND

Special permit pursuant to ZR 74-904 to modify height and setback requirements.

DRAWING LEGEND

- ZONING LOT LINE
- ZONING DISTRICT LINE
- SPECIAL PARK IMPROVEMENT DISTRICT LINE
- LOT PORTION LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- EXISTING BUILDING
- PROPOSED BUILDING

KEY PLAN



Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL REDEVELOPMENT

DRAWING SET A

Special Permit Drawings
NOT FOR CONSTRUCTION

100 E 77th St, New York, NY 10075
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REGISTERED ARCHITECT
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025252
STATE OF NEW YORK

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CPC APPROVAL

No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date 08/15/2024
Project Number 1643
Scale As indicated

Sheet Title
WAIVER SECTION
EAST WEST
Through Lobby Addition on Park Avenue

Sheet No.
Z-09
SET B

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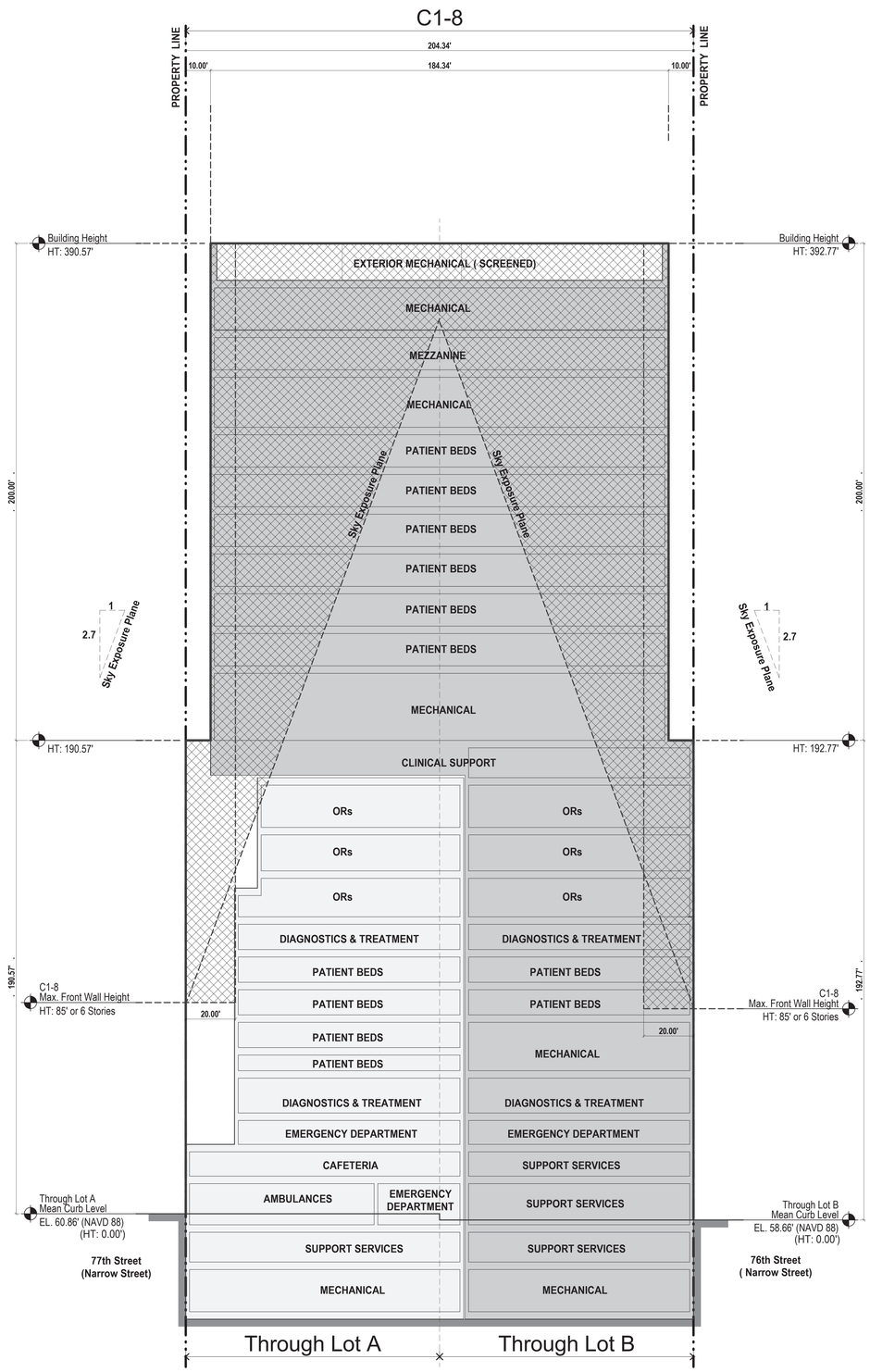
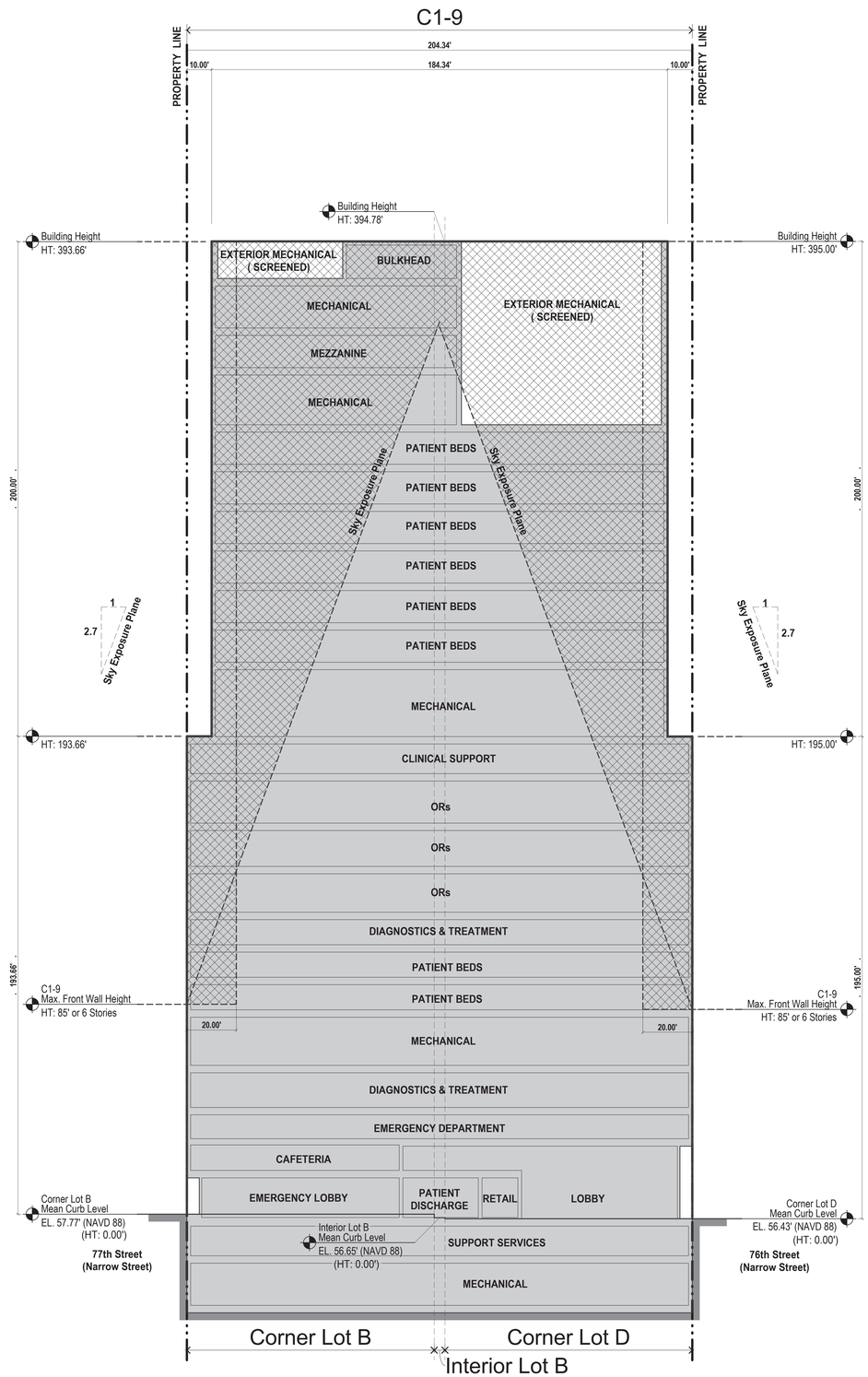
Re: RZ 09-5 5/20/25(1)



2 WAIVER SECTION - NORTH SOUTH - Through C1-8
1" = 20'-0"



1 WAIVER SECTION - NORTH SOUTH - Through C1-9
1" = 20'-0"

NOTES

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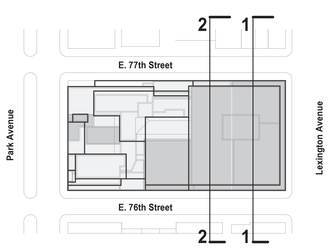
DRAWING LEGEND

- ZONING LOT LINE
- LOT PORTION LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- EXISTING BUILDING
- PROPOSED BUILDING

MODIFICATION LEGEND

Special permit pursuant to ZR 74-904 to modify height and setback requirements.

KEY PLAN



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Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL
REDEVELOPMENT

DRAWING SET A

Special Permit Drawings
NOT FOR CONSTRUCTION

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CPC APPROVAL

No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date
08/15/2024

Project Number
1643

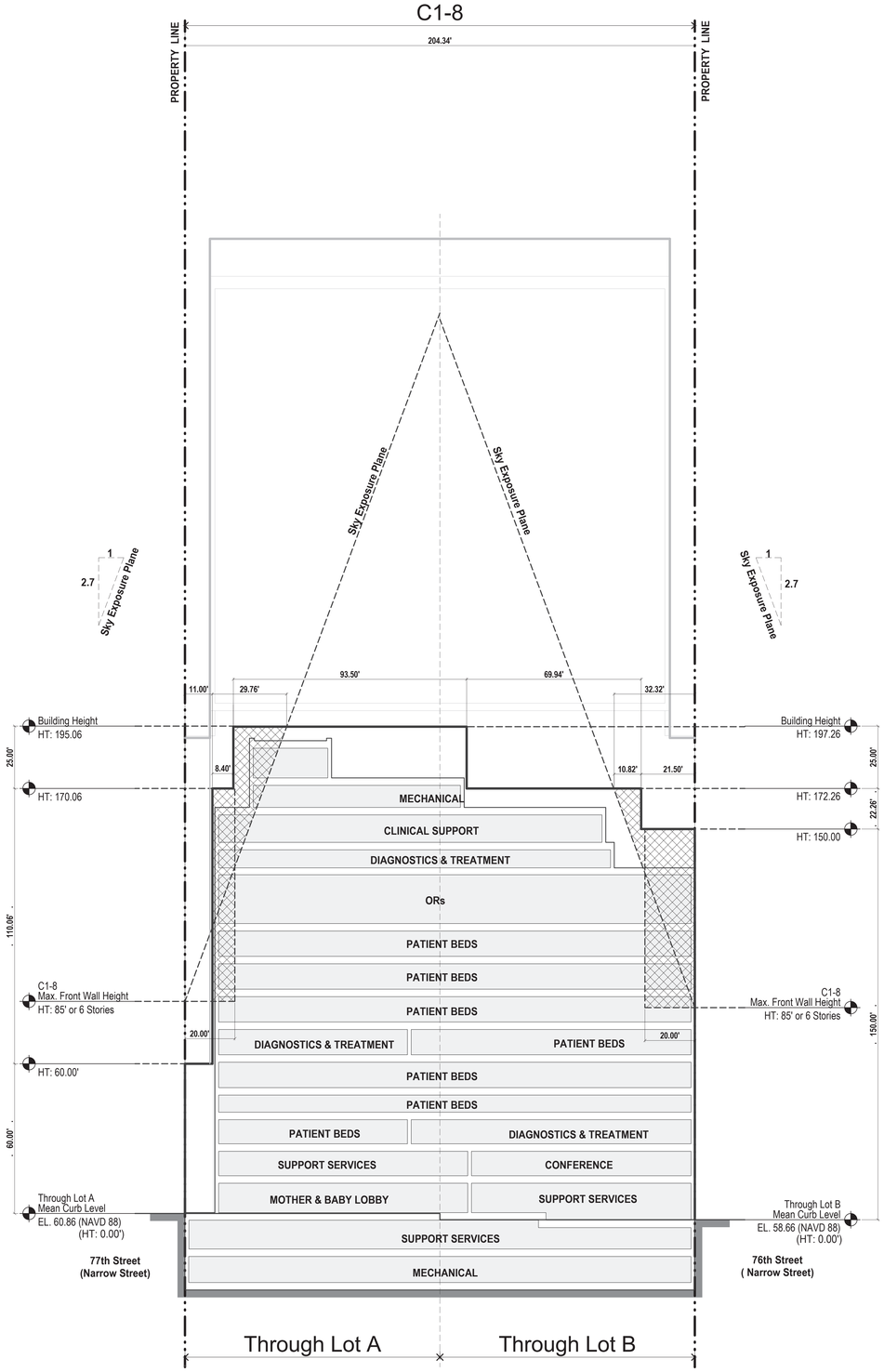
Scale
As indicated

Sheet Title
WAIVER SECTIONS
NORTH SOUTH

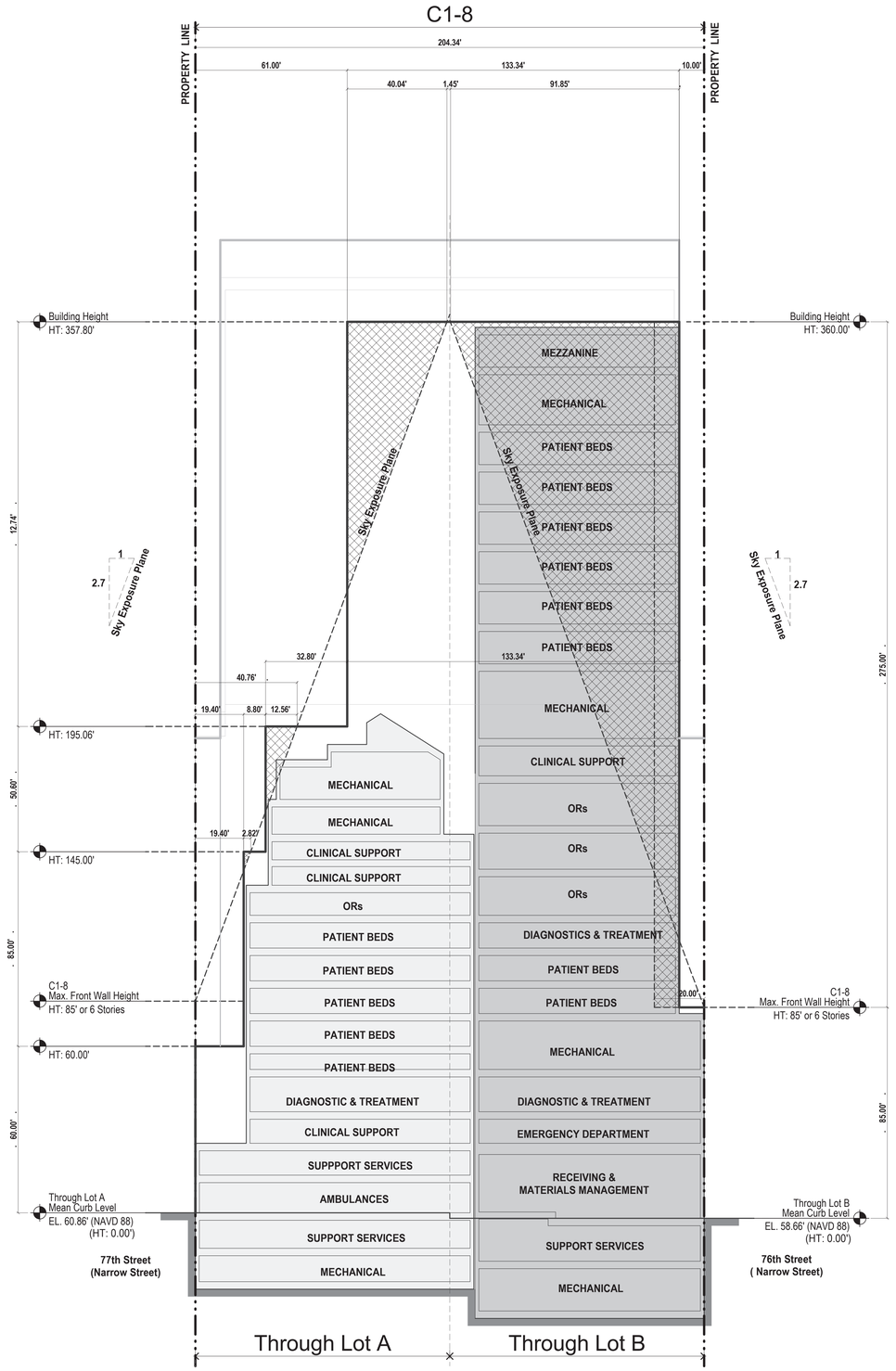
Sheet No.
Z-10

SET B

Rel.1 (C9-1-5202505)



2 NORTH-SOUTH SECTION- Through C1-8 2
1" = 20'-0"



1 WAIVER SECTION - NORTH SOUTH - Through C1-8
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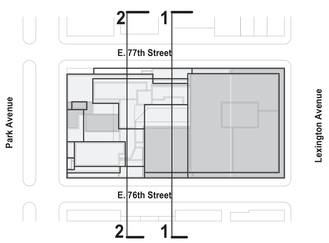
DRAWING LEGEND

- ZONING LOT LINE
- LOT PORTION LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- EXISTING BUILDING
- PROPOSED BUILDING

MODIFICATION LEGEND

Special permit pursuant to ZR 74-904 to modify height and setback requirements.

KEY PLAN



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Sheet No.

LOGO IF APPLICABLE

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DRAWING SET A

Special Permit Drawings
NOT FOR CONSTRUCTION

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STATE OF NEW YORK

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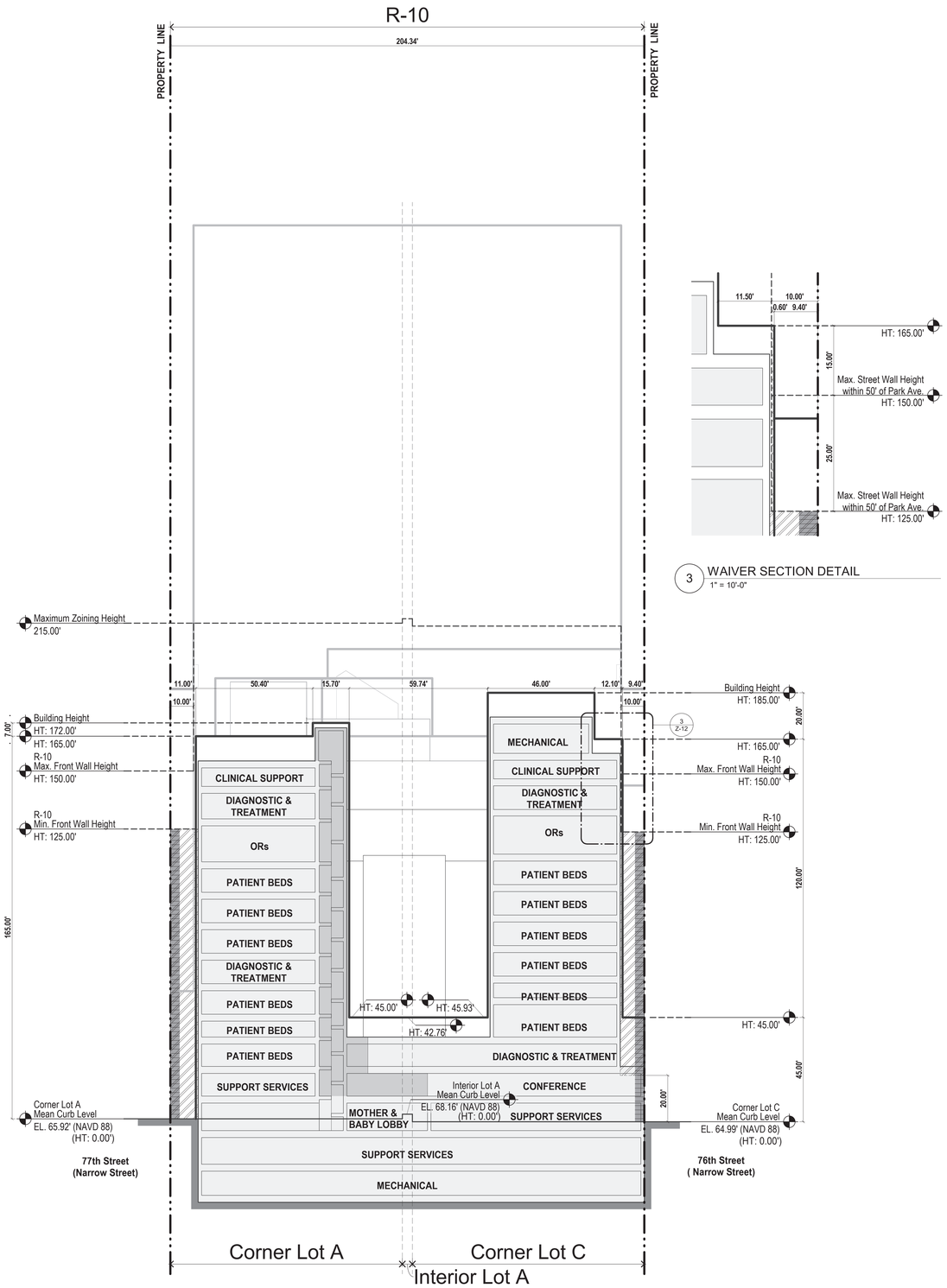
CPC APPROVAL

No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date 06/15/2024
Project Number 1643
Scale As indicated

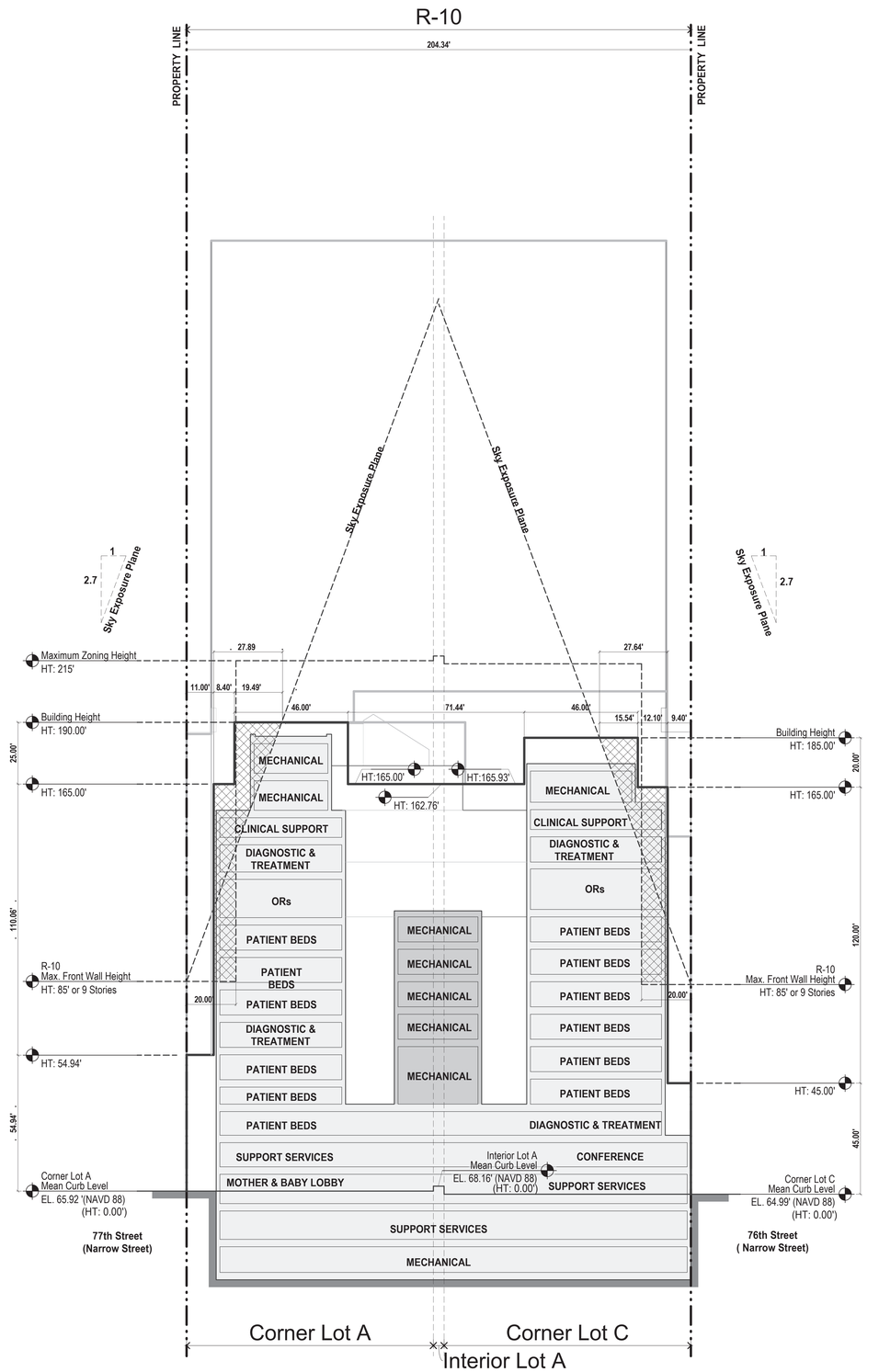
Sheet Title
WAIVER SECTIONS
NORTH SOUTH

Sheet No.
Z-11
SET B



2 WAIVER SECTION - NORTH SOUTH - Through R-10
1" = 20'-0"

3 WAIVER SECTION DETAIL
1" = 10'-0"



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DRAWING LEGEND

- ZONING LOT LINE
- LOT PORTION LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- EXISTING BUILDING
- PROPOSED BUILDING

MODIFICATION LEGEND

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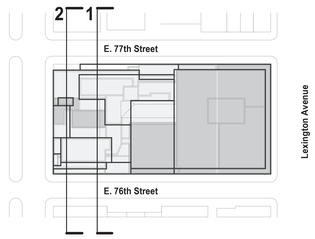
KEY PLAN



Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL REDEVELOPMENT

DRAWING SET A

Special Permit Drawings
NOT FOR CONSTRUCTION

100 E 77th St, New York, NY 10075
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STATE OF NEW YORK

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CPC APPROVAL

No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date 08/15/2024
Project Number 1643
Scale As indicated

Sheet Title
WAVIER SECTIONS
NORTH SOUTH

Sheet No.
Z-12
SET B

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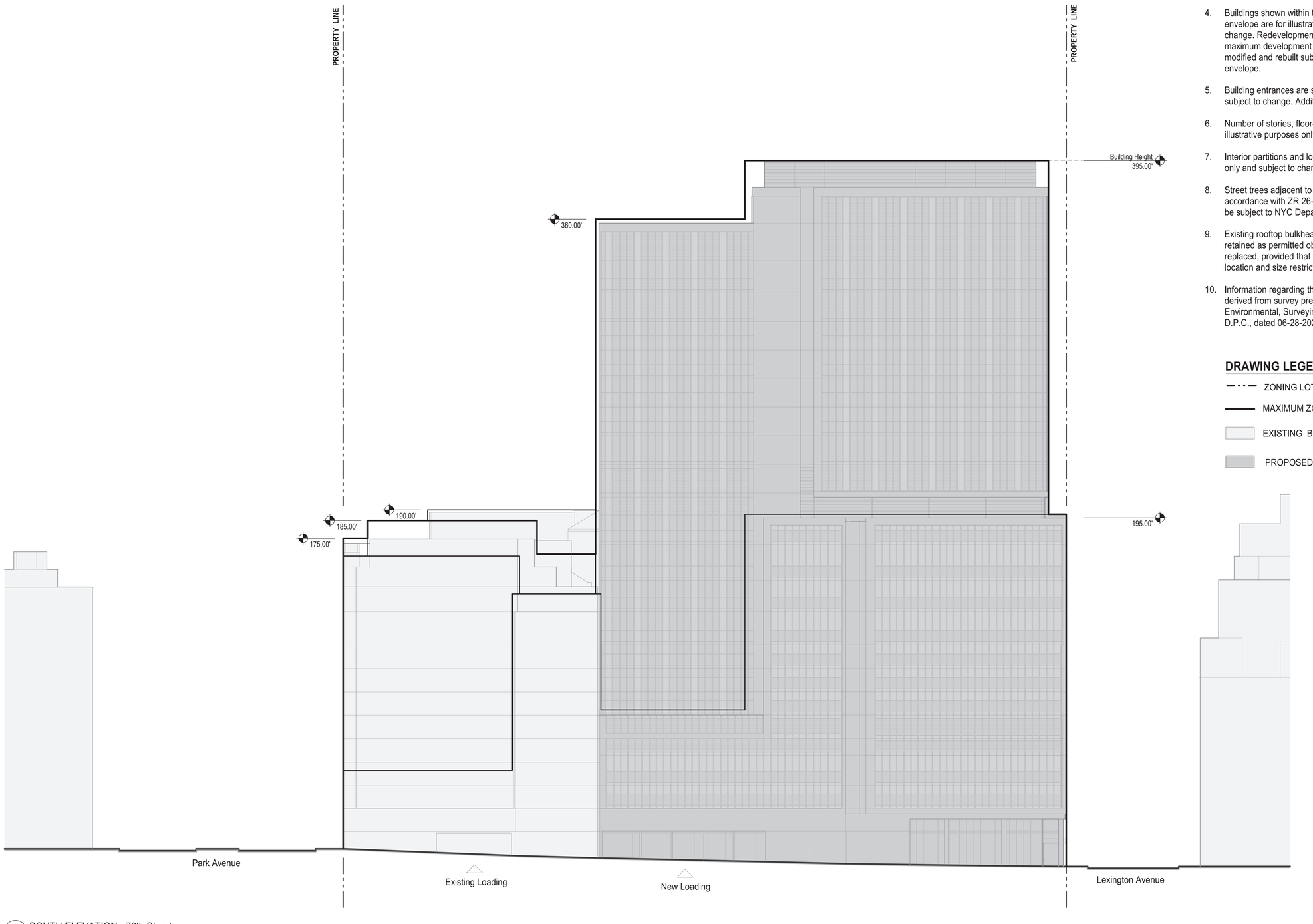

1 SOUTH ELEVATION - 76th Street
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DRAWING LEGEND

- ZONING LOT LINE
- MAXIMUM ZONING ENVELOPE
- EXISTING BUILDING
- PROPOSED BUILDING

Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL REDEVELOPMENT

DRAWING SET A

Special Permit Drawings
NOT FOR CONSTRUCTION

100 E 77th St, New York, NY 10075
Northwell Health

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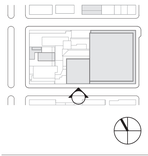
REGISTERED ARCHITECT
Thomas Rossant
025252
STATE OF NEW YORK

Seal

CPC APPROVAL



No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date
08/15/2024

Project Number
1643

Scale
As indicated

Sheet Title
ILLUSTRATIVE ELEVATION-SOUTH

Sheet No.
Z-13

SET B

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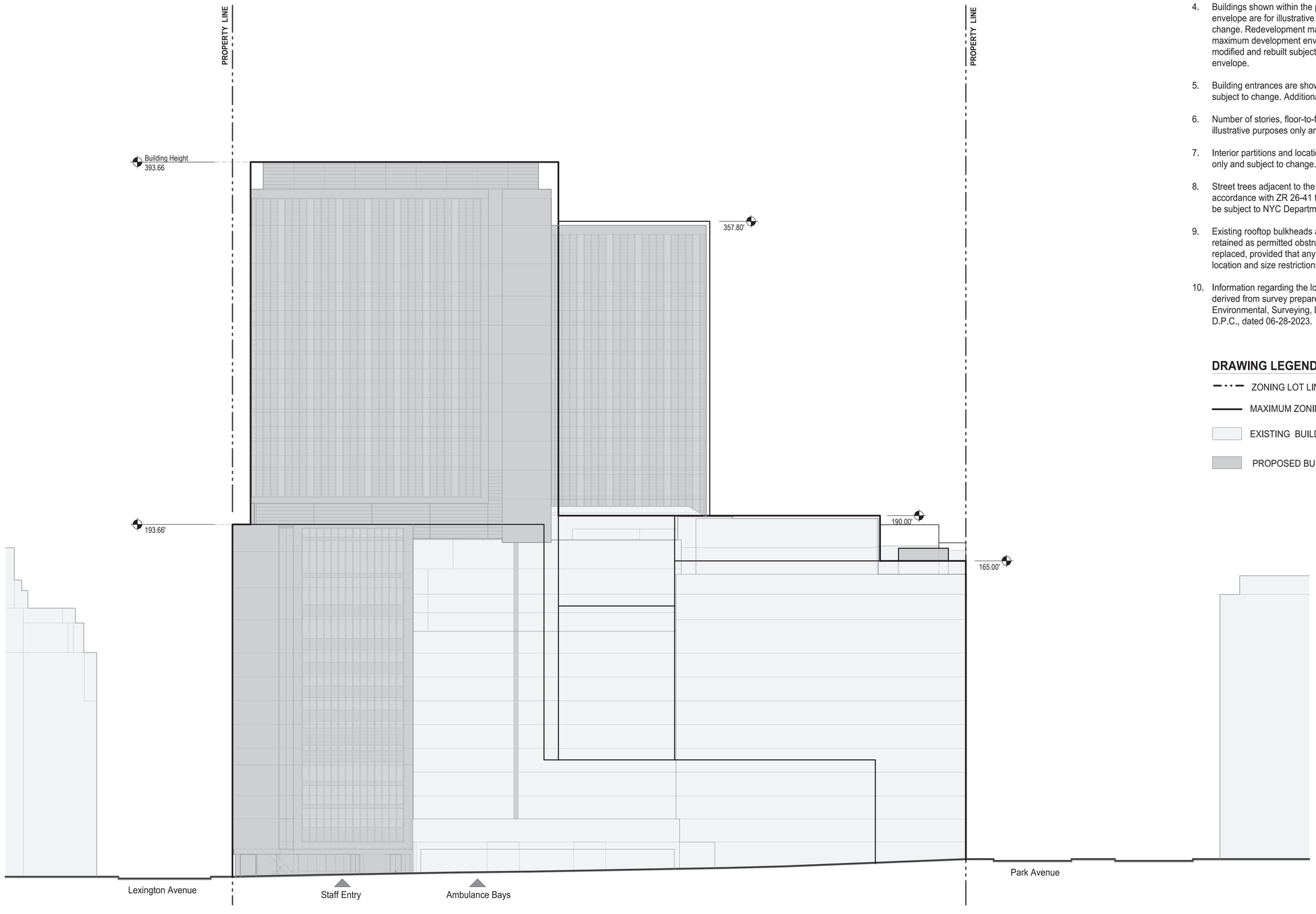

1 NORTH ELEVATION - 77th Street
1" = 20'-0"

NOTES

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9. Existing rooftop bulkheads and mechanical equipment may be retained as permitted obstructions, or may be modified and replaced, provided that any new obstructions are in accordance with location and size restrictions applicable to permitted obstruction.
10. Information regarding the lot areas and existing buildings are derived from survey prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated 06-28-2023.

DRAWING LEGEND

- ZONING LOT LINE
- MAXIMUM ZONING ENVELOPE
- EXISTING BUILDING
- PROPOSED BUILDING

Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL REDEVELOPMENT

DRAWING SET A

Special Permit Drawings
NOT FOR CONSTRUCTION

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CPC APPROVAL

No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date 08/15/2024
Project Number 1643
Scale As indicated

Sheet Title
ILLUSTRATIVE ELEVATION-NORTH

Sheet No.
Z-14

SET B

Re Print 5/20/2025
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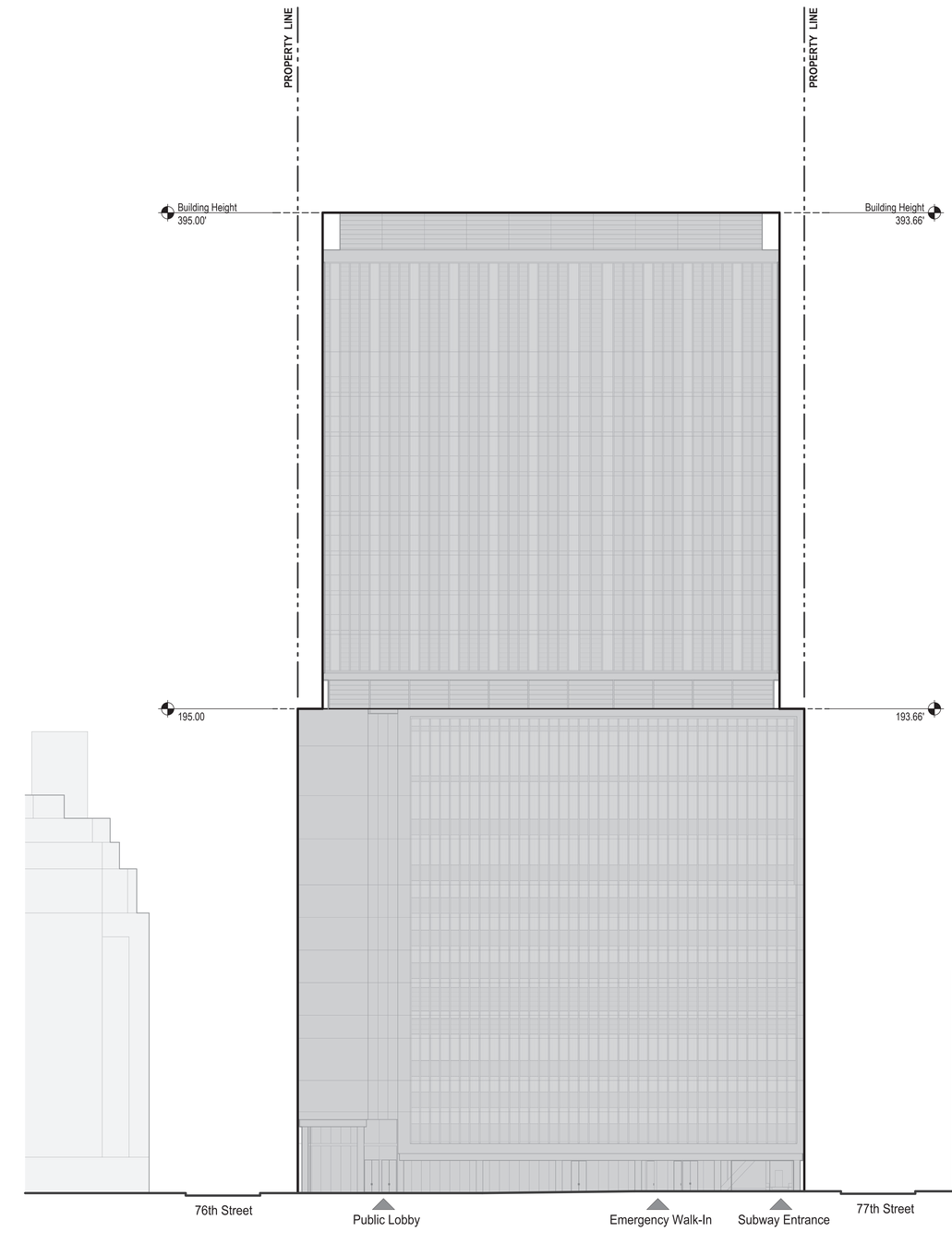

1 EAST ELEVATION - Lexington Avenue
1" = 20'-0"

NOTES

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DRAWING LEGEND

- ZONING LOT LINE
- MAXIMUM ZONING ENVELOPE
- EXISTING BUILDING
- PROPOSED BUILDING

Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL
REDEVELOPMENT

DRAWING SET A

Special Permit Drawings
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CPC APPROVAL

No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date 08/15/2024
Project Number 1643
Scale As indicated

Sheet Title
ILLUSTRATIVE ELEVATION-EAST

Sheet No.
Z-15
SET B

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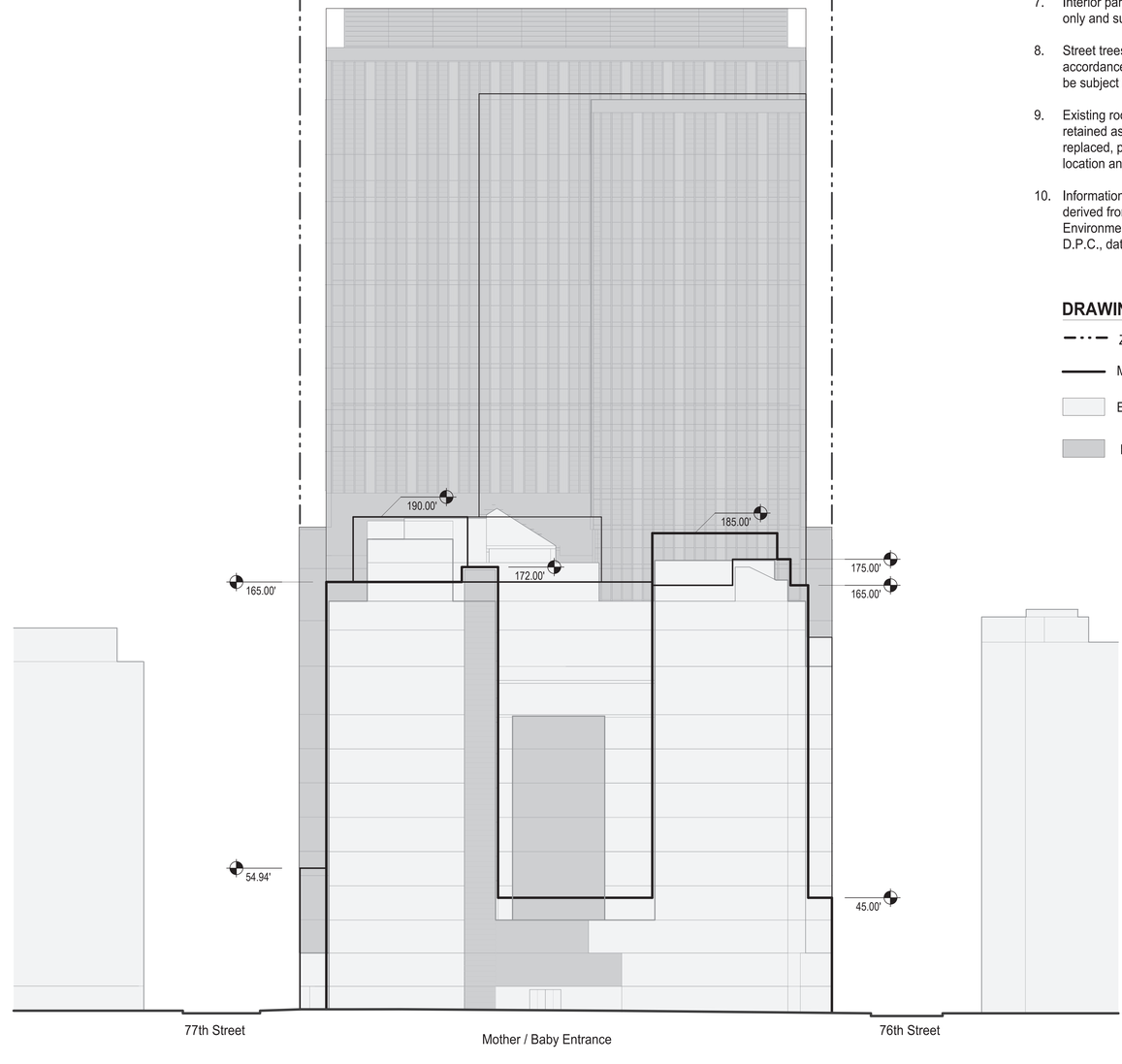

1 EAST ELEVATION - Park Avnue
1" = 20'-0"

NOTES

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DRAWING LEGEND

- ZONING LOT LINE
- MAXIMUM ZONING ENVELOPE
- EXISTING BUILDING
- PROPOSED BUILDING

Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL
REDEVELOPMENT

DRAWING SET A

Special Permit Drawings
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CPC APPROVAL

No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date 08/15/2024
Project Number 1643
Scale As indicated

Sheet Title
ILLUSTRATIVE ELEVATION - WEST

Sheet No.
Z-16
SET B

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Re Fl 05 5 5202(5)

NOTES

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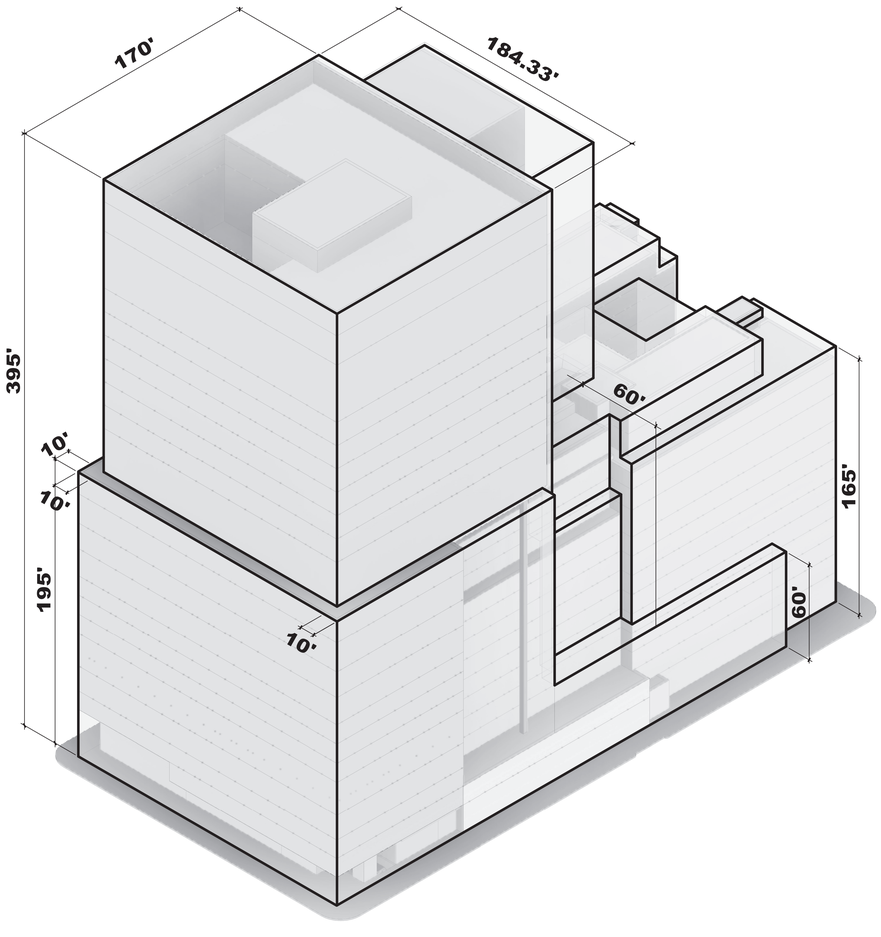
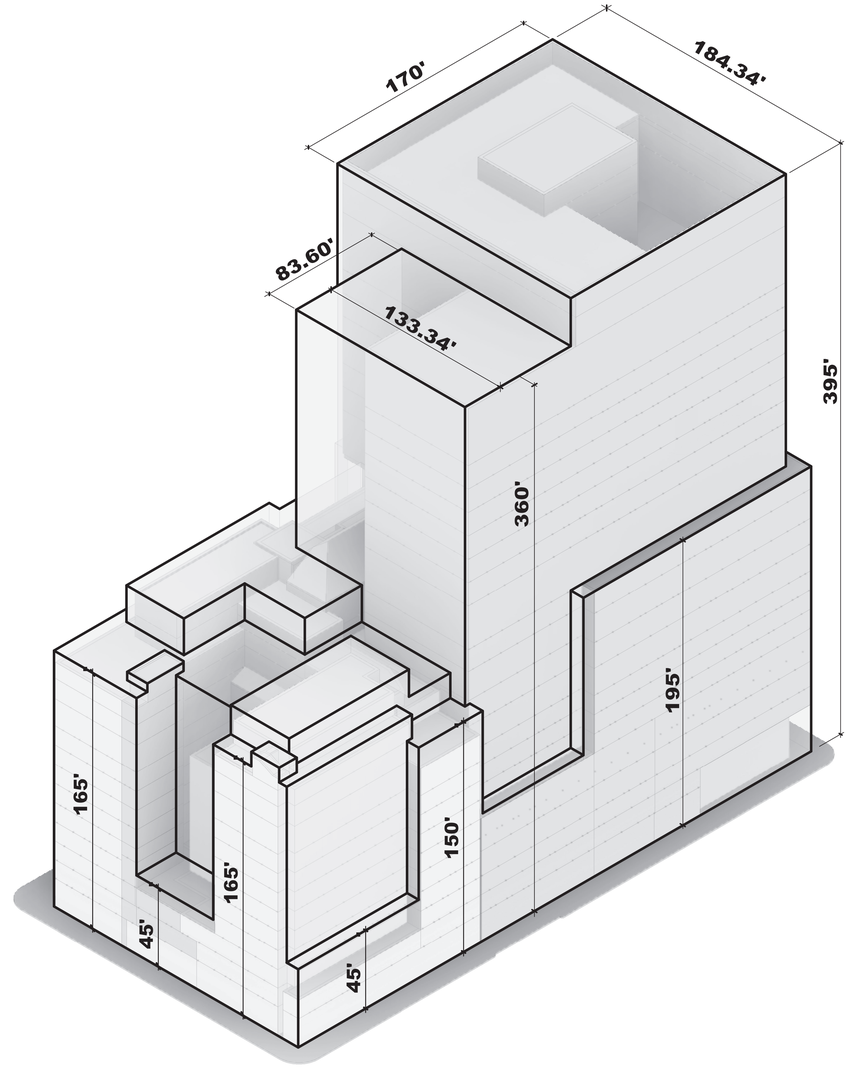


2 Maximum Zoning Envelope Axonometric - Northeast Corner



1 Maximum Zoning Envelope Axonometric - Southwest Corner

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Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL
REDEVELOPMENT

DRAWING SET A

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CPC APPROVAL

No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date
08/15/2024

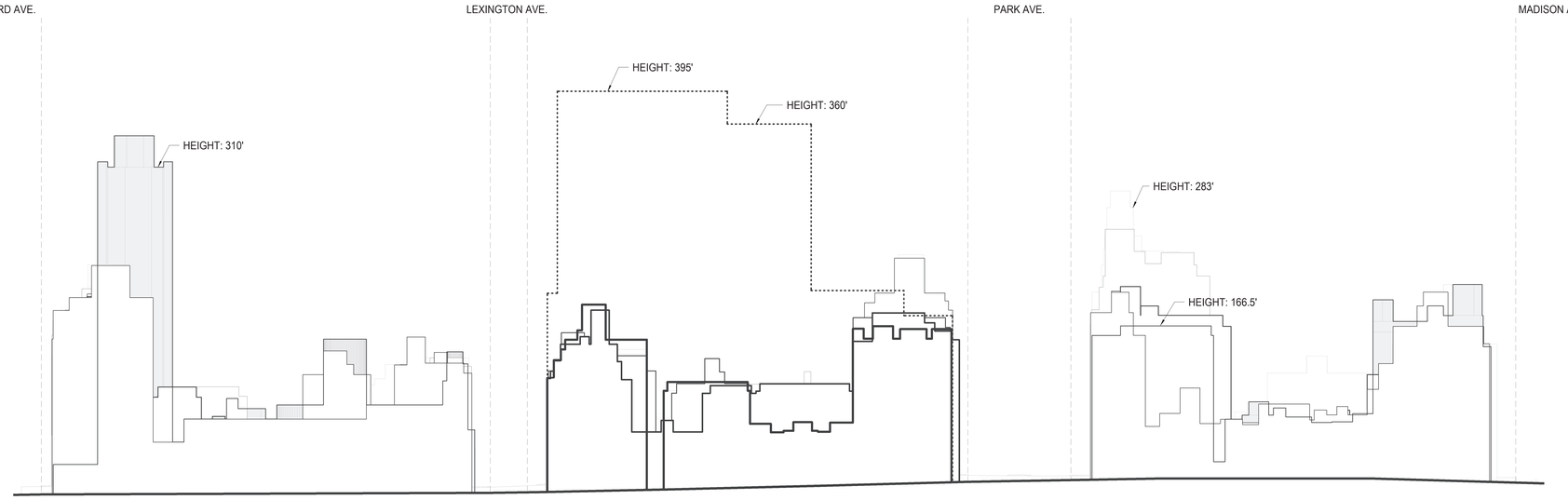
Project Number
1643

Scale
1/16" = 1'-0"

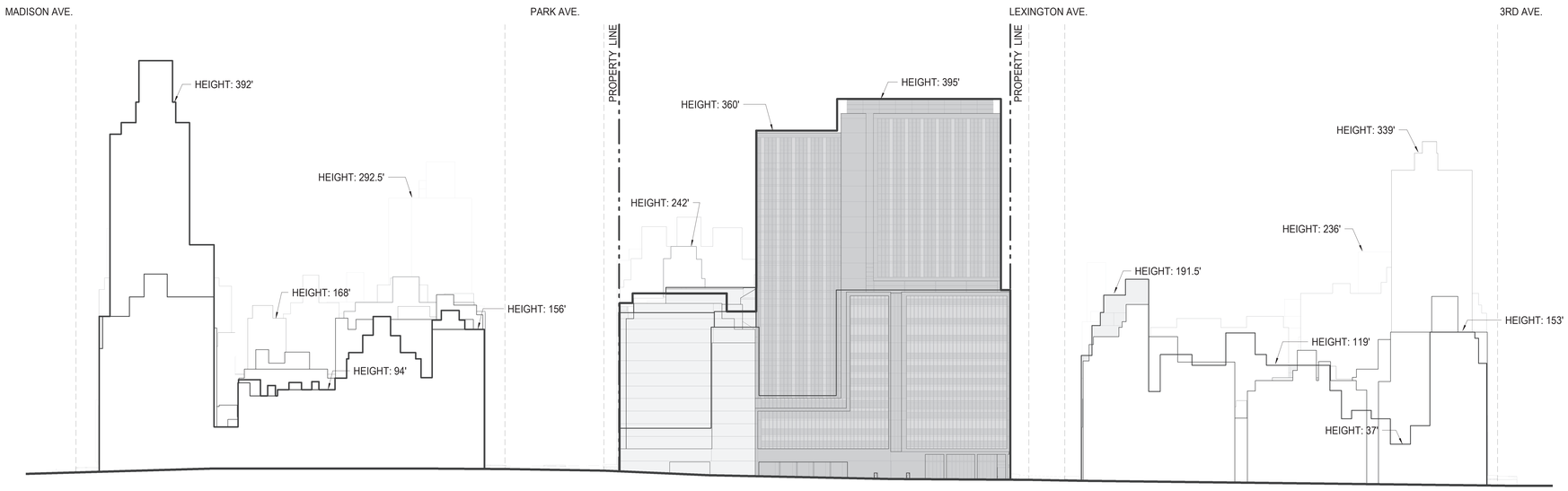
Sheet Title
ALTERNATIVE SCHEME
MAXIMUM ZONING
ENVELOPE
AXONOMETRICS

Sheet No.
Z-17

SET B



2 NEIGHBORHOOD ELEVATION - 76th Street Looking South
1" = 50'-0"



1 NEIGHBORHOOD ELEVATION - 76th Street Looking North
1" = 50'-0"

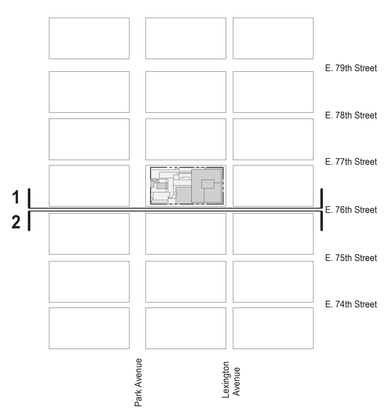
DRAWING LEGEND

- ZONING LOT LINE
- MAXIMUM ZONING ENVELOPE
- EXISTING BUILDING
- PROPOSED BUILDING

NOTES

1. All building heights and elevations are measured from the Mean Curb Level Corner Lot D. Building heights of surrounding properties are estimated based on publicly available data.

2. Applicant's stamp and seal corresponds to the information regarding the development site, zoning lot, and related curb cuts. Information regarding the surrounding property is shown for illustrative purposes only.



Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL REDEVELOPMENT

DRAWING SET A

Special Permit Drawings
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100 E 77th St, New York, NY 10075
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CPC APPROVAL

No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date 08/15/2024
Project Number 1643
Scale As indicated

Sheet Title
NEIGHBORHOOD CHARACTER DIAGRAMS - 76th Street

Sheet No.
Z-18
SET B

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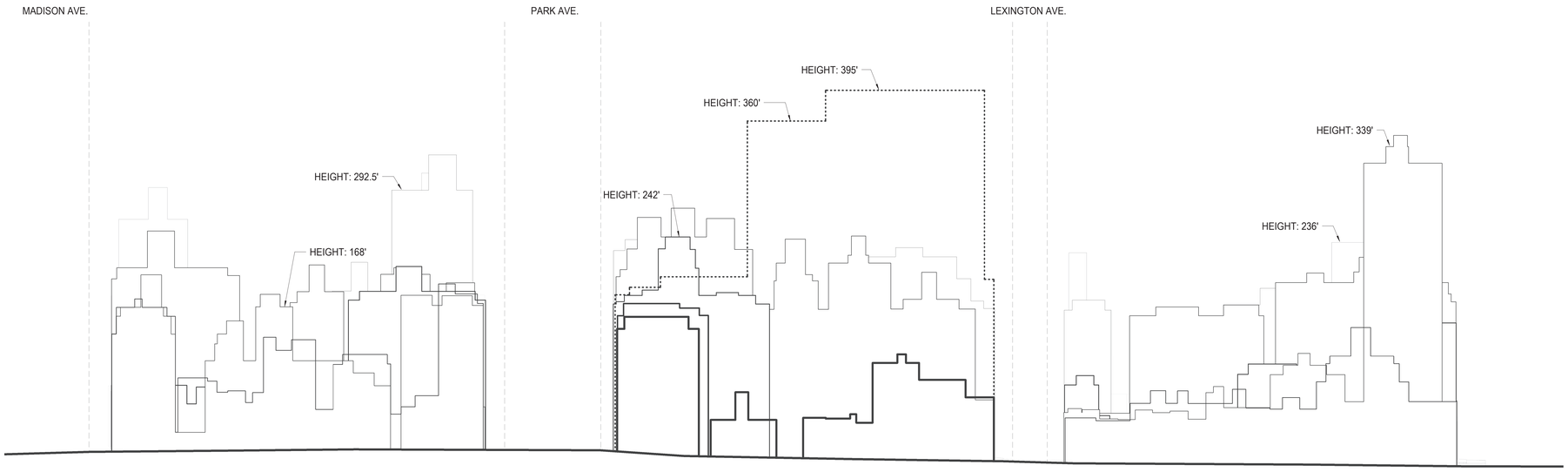

2 NEIGHBORHOOD ELEVATION - 77th Street Looking North
1" = 50'-0"



1 NEIGHBORHOOD ELEVATION - 77th Street Looking South
1" = 50'-0"

DRAWING LEGEND

- ZONING LOT LINE
- MAXIMUM ZONING ENVELOPE
- EXISTING BUILDING
- PROPOSED BUILDING

NOTES

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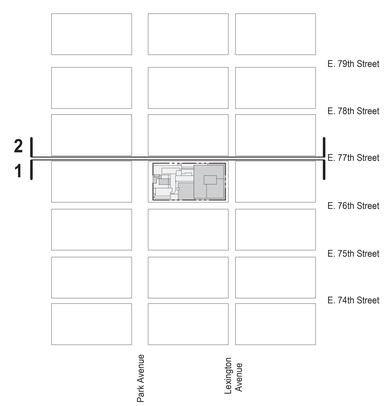

Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL REDEVELOPMENT

DRAWING SET A

Special Permit Drawings
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100 E 77th St, New York, NY 10075
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CPC APPROVAL

No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date
08/15/2024

Project Number
1643

Scale
As indicated

Sheet Title
NEIGHBORHOOD CHARACTER DIAGRAMS - 77th Street

Sheet No.
Z-19

SET B

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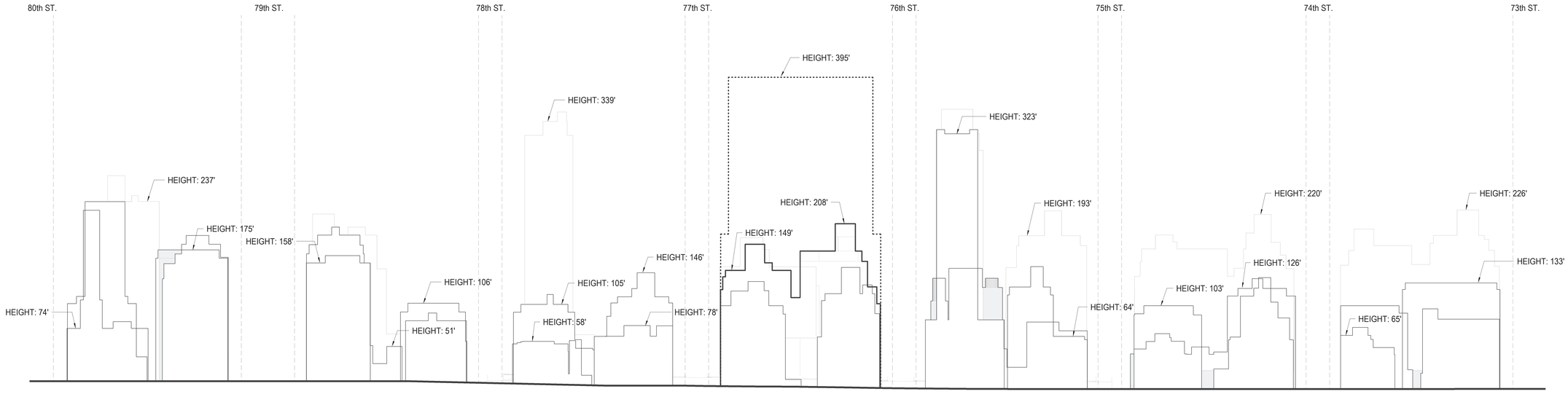
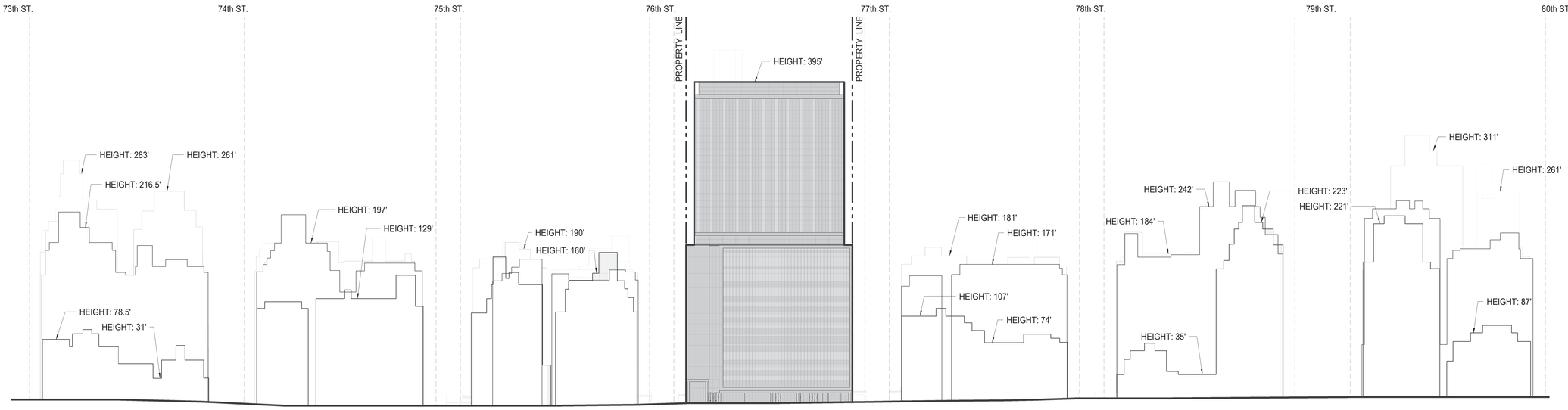


2 NEIGHBORHOOD ELEVATION - Lexington Avenue Looking East
1" = 50'-0"



1 NEIGHBORHOOD ELEVATION - Lexington Avenue Looking West
1" = 50'-0"

DRAWING LEGEND

- ZONING LOT LINE
- MAXIMUM ZONING ENVELOPE
- EXISTING BUILDING
- PROPOSED BUILDING

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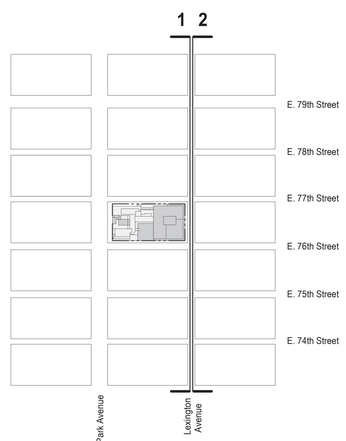

Re: RZ-19-1-S2025(5)

Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL REDEVELOPMENT

DRAWING SET A

Special Permit Drawings
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CPC APPROVAL

No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date 08/15/2024
Project Number 1643
Scale As indicated

Sheet Title
NEIGHBORHOOD CHARACTER DIAGRAMS - Lexington Avenue

Sheet No.
Z-20
SET B

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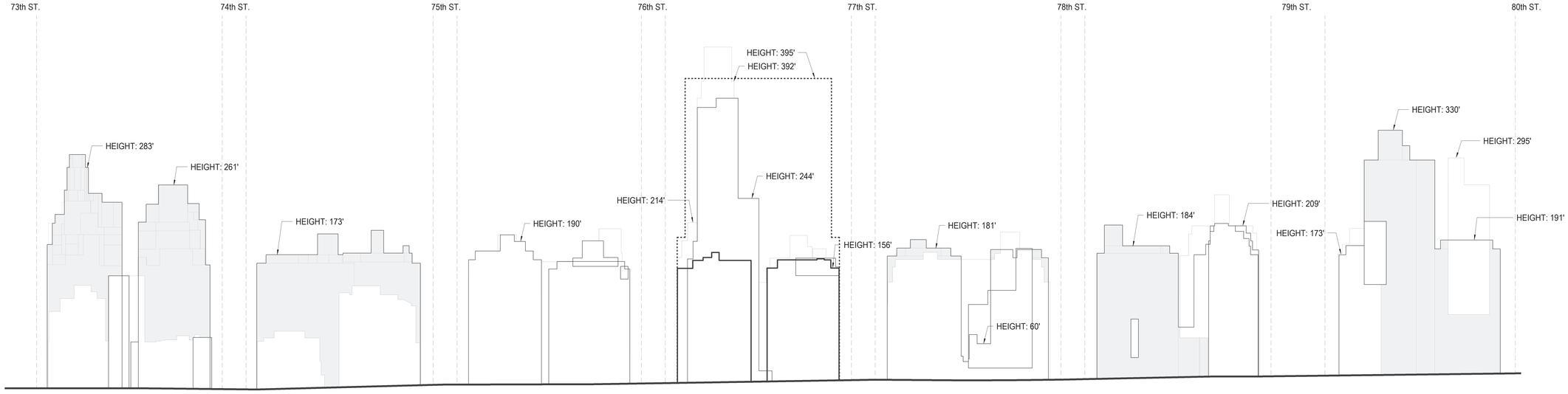
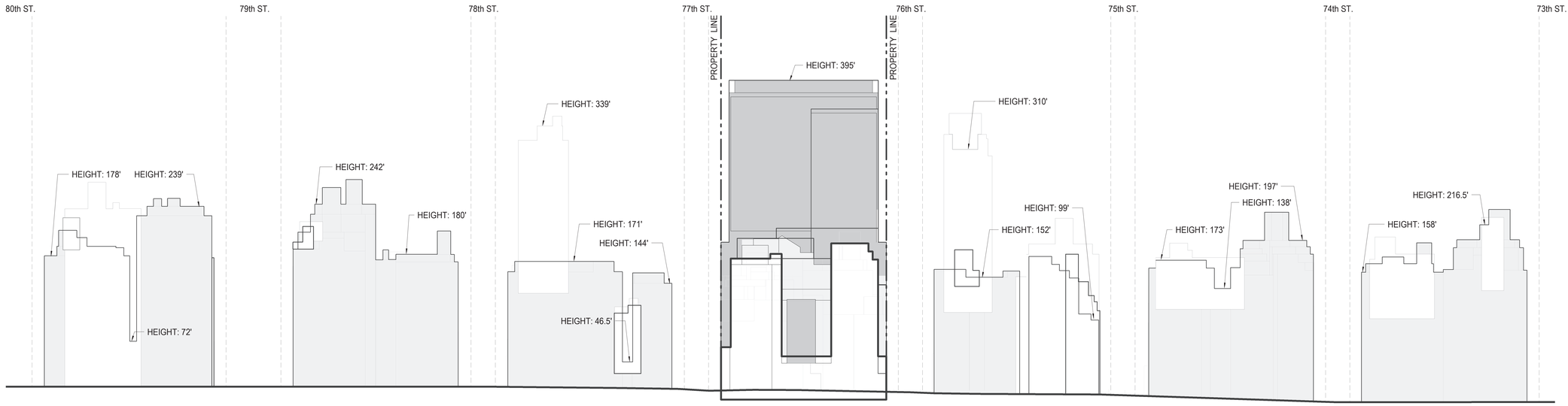


2 NEIGHBORHOOD ELEVATION - Park Avenue Looking West
1" = 50'-0"



1 NEIGHBORHOOD ELEVATION - Park Avenue Looking East
1" = 50'-0"

DRAWING LEGEND

- ZONING LOT LINE
- MAXIMUM ZONING ENVELOPE
- EXISTING BUILDING
- PROPOSED BUILDING

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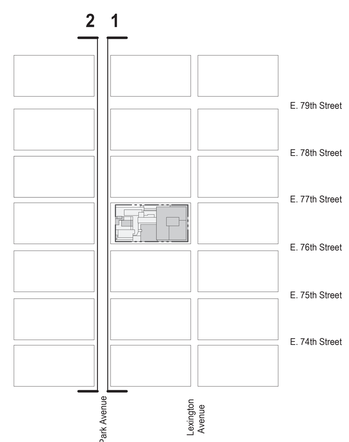

Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL REDEVELOPMENT

DRAWING SET A

Special Permit Drawings
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CPC APPROVAL

No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date
08/15/2024

Project Number
1643

Scale
As indicated

Sheet Title
NEIGHBORHOOD CHARACTER DIAGRAMS - Park Avenue

Sheet No.
Z-21

SET B

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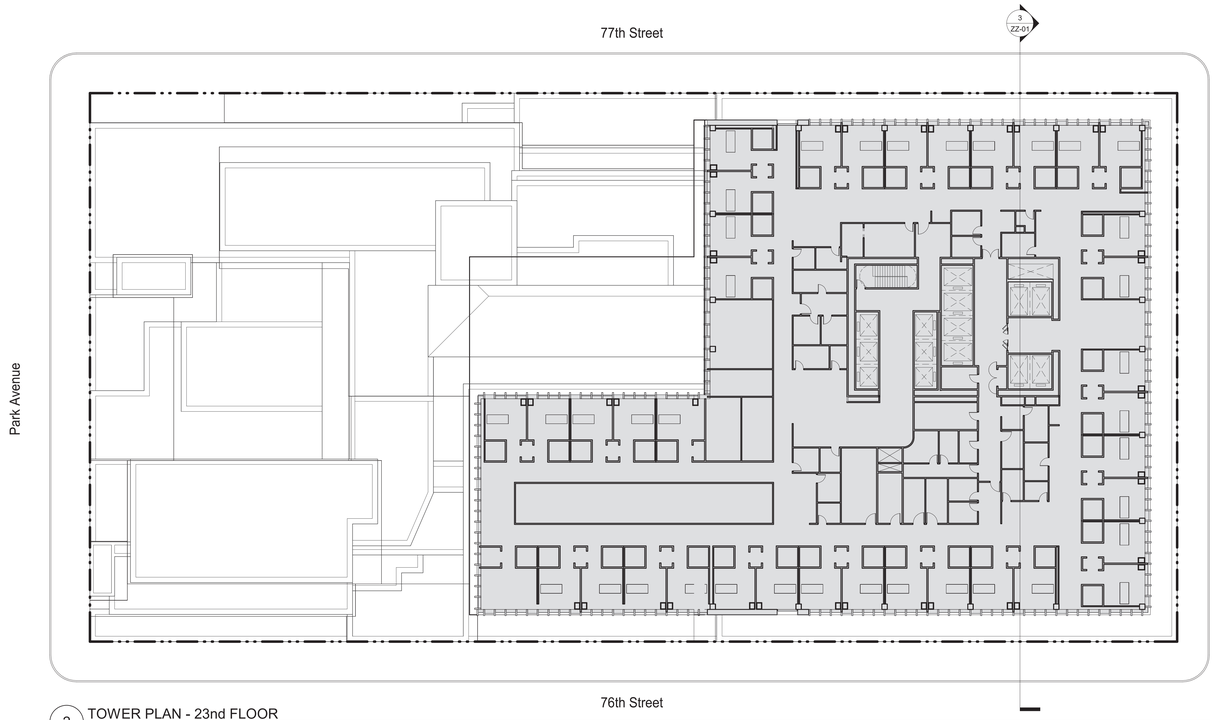
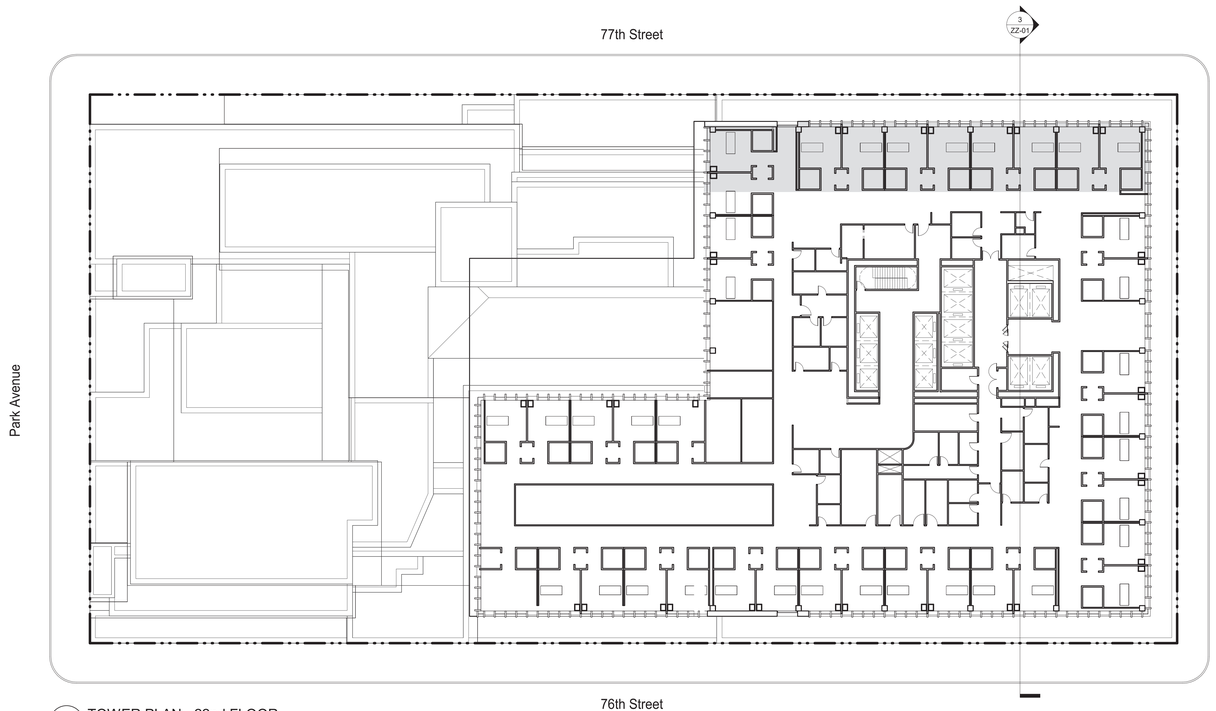
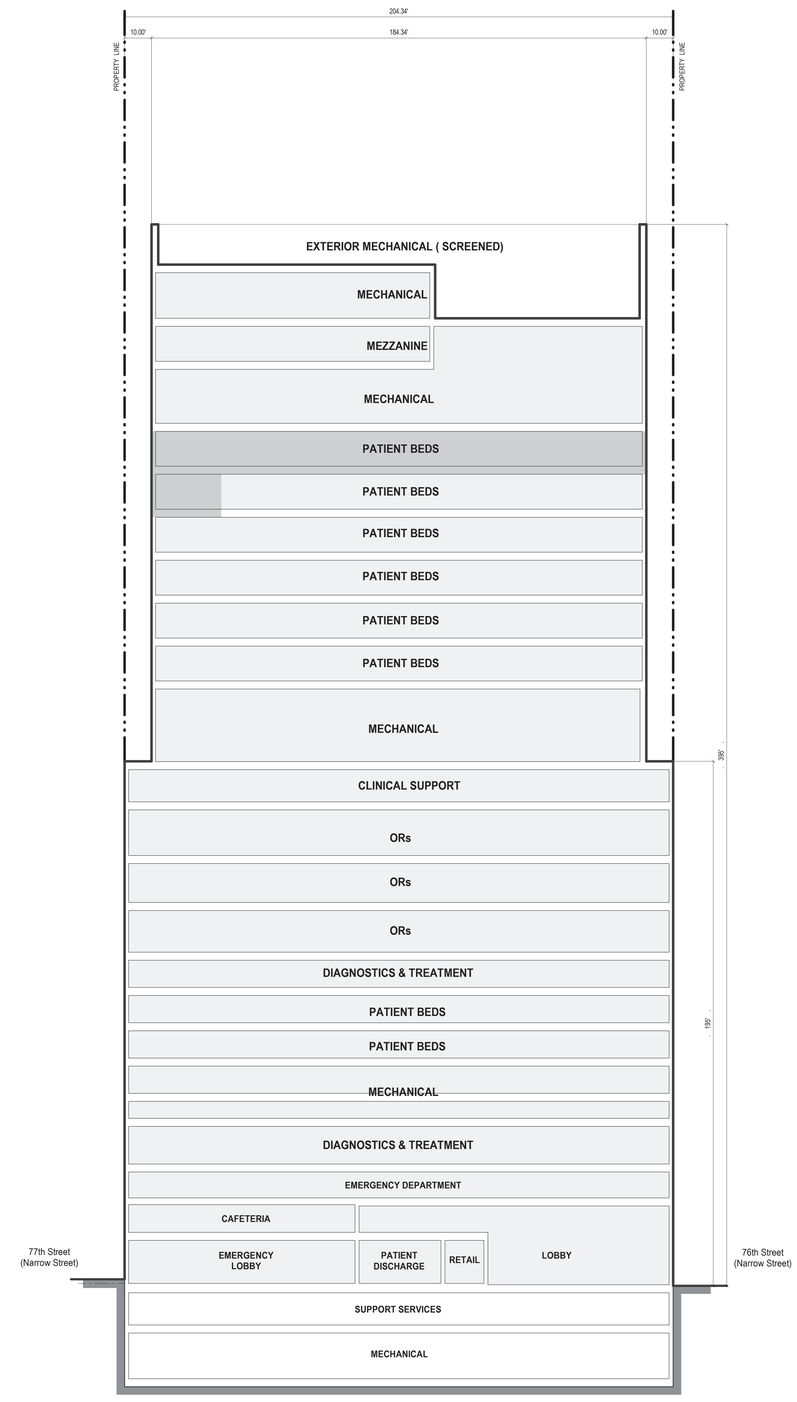


2 TOWER PLAN - 23nd FLOOR
1" = 20'-0"



1 TOWER PLAN - 22nd FLOOR
1" = 20'-0"



3 NORTH SOUTH SECTION
1" = 20'-0"

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DRAWING LEGEND

ZONING FOR ACCESSIBILITY PROGRAM BONUS (41,379 SF)

Sheet No.

LOGO IF APPLICABLE

LENOX HILL HOSPITAL REDEVELOPMENT

DRAWING SET A

Special Permit Drawings
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100 E 77th St, New York, NY 10075
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CPC APPROVAL

No.	Issue Name	Date
2	FLUA2 Submission	01-30-2025
1	FLUA1 Submission	12-20-2024

Date 08/15/2024
Project Number 1643
Scale As indicated

Sheet Title
ACCESSIBILITY PROGRAM BONUS PLAN AND SECTION

Sheet No.
ZZ-01 **SET B**

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