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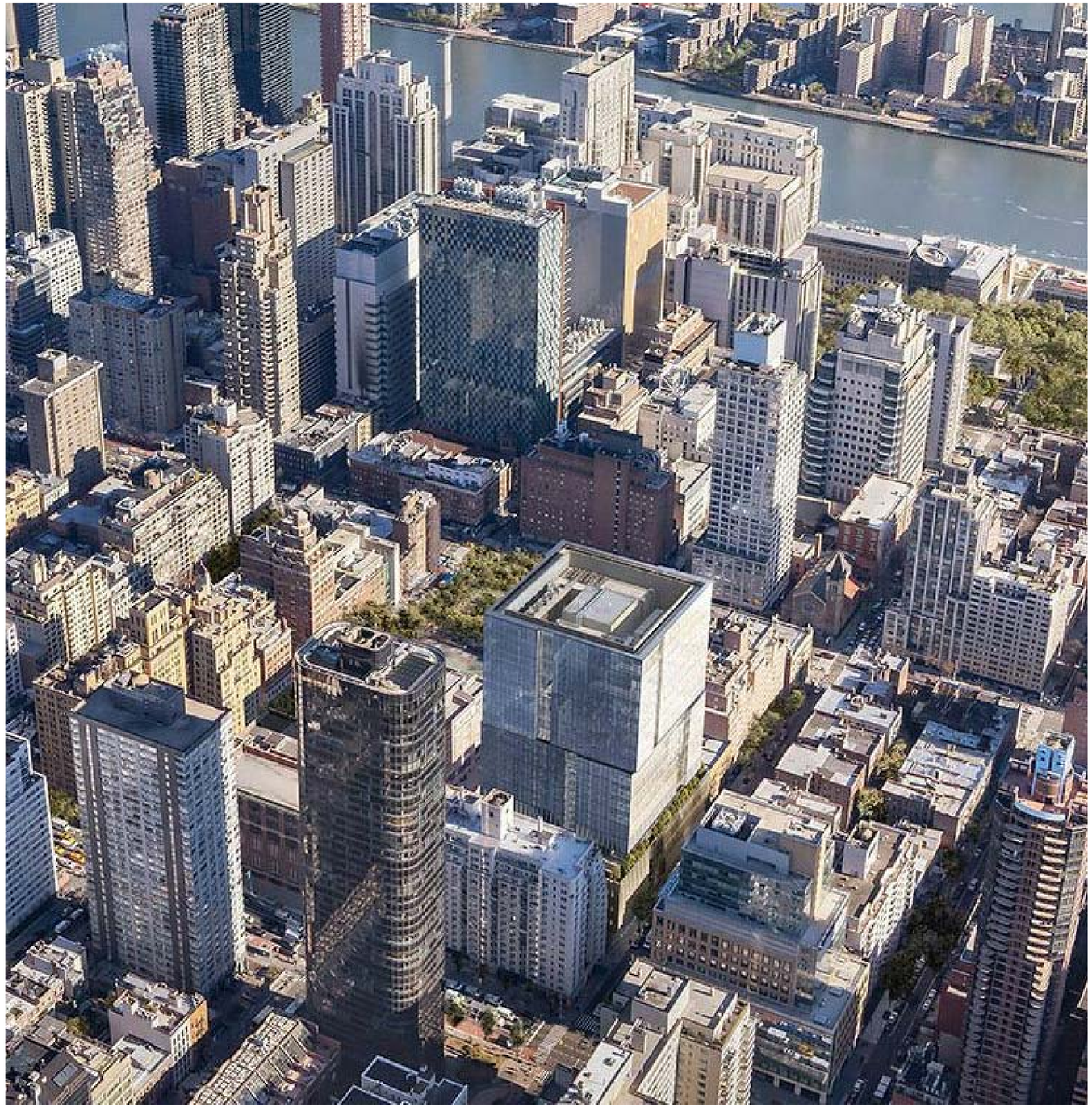
NEW YORK BLOOD CENTER - APPLIED LIFE SCIENCES HUB



BLOCK 1441
LOT 40

SHEET NAME	NUMBER
TITLE SHEET	Z-00
SURVEY	Z-01
ZONING ANALYSIS	Z-02
ZONING SITE PLAN	Z-03
WAIVER PLAN	Z-04
WAIVER NORTH-SOUTH SECTION	Z-05
WAIVER EAST-WEST SECTION	Z-06
SIGNAGE WAIVER ELEVATIONS AND CALCULATIONS	Z-07
NORTH AND SOUTH BUILDING ELEVATIONS	Z-08
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GROUND FLOOR PLAN	Z-10
ILLUSTRATIVE FLOOR PLANS	Z-11
67th STREET NEIGHBORHOOD ELEVATIONS	Z-12
66th STREET NEIGHBORHOOD ELEVATIONS	Z-13
1st AND 2nd AVENUE NEIGHBORHOOD ELEVATIONS	Z-14

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Key Plan



No.	Issue Name	Date

Date: 3/17/2021
Project Number: 1852
Scale:

Sheet Title
TITLE SHEET

Sheet No.
Z-00

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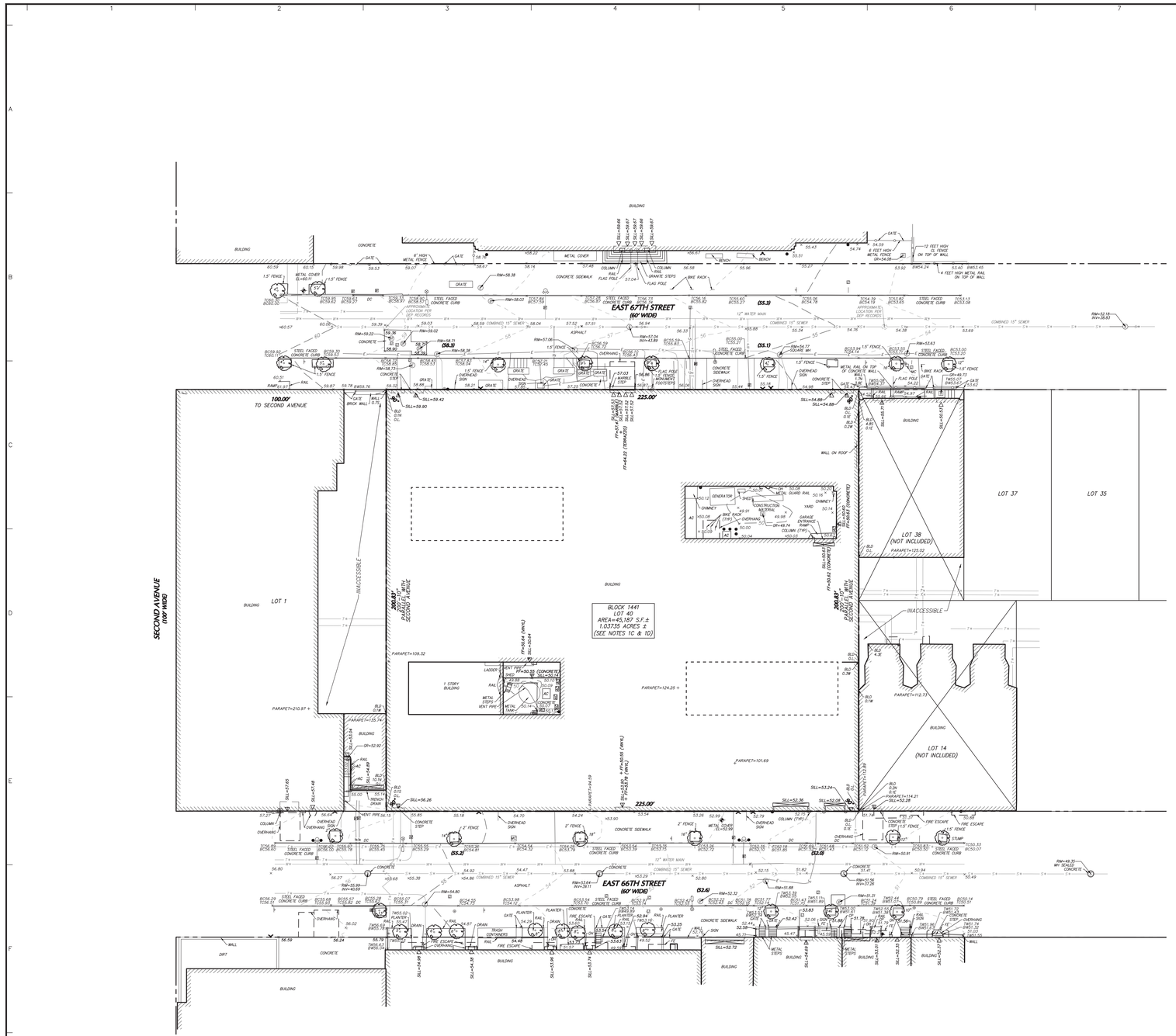



PROJECT LOCATION MAP
SCALE: NTS
SOURCE: GOOGLE MAPS

DATUM CONVERSION CHART

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

NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
   A. BOROUGH OF MANHATTAN SECTION MAP 72.
   B. CURRENT NYC TAX MAP.
   C. POLICY NO. 4091923, BY THE TITLE INSURANCE GUARANTEE COMPANY, DATED 07/01/83.
   D. CON. 5235, PG. 284 (DEED) (PLOTTED)
2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO APPROXIMATE NORTH (SEE NOTES 1A).
4. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON MANHATTAN BOROUGH BENCHMARKS # 679 & 696, CONVERTED USING METHODS CITED IN THE ADMINISTRATIVE CODE OF NYC SECTION 28-104.7.6, LOCAL LAW 96 OF 2013 TABLE 104.7.6.3 AND VERTICON PROGRAM AS PROVIDED BY THE NATIONAL GEODETIC SURVEY.

   USING THIS METHOD, 0.000' NAVD88 IS EQUAL TO -1.669' MANHATTAN BOROUGH DATUM (SEE DATUM CONVERSION CHART).
5. STREET NAMES, R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER MAPS REFERENCED IN NOTES 1A. AND 1B.
6. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING JANUARY AND FEBRUARY 2019.
7. FEMA INFORMATION:

   CURRENT
   AS PER THE "NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES, PANEL 89 OF 457, COMMUNITY PANEL NUMBER 3604970089F REVISED SEPTEMBER 5, 2007," THE ENTIRE PROPERTY LIES WITHIN ZONE X (NOT SHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

   PRELIMINARY
   AS PER THE PRELIMINARY "NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES, PANEL 89 OF 457, COMMUNITY PANEL NUMBER 3604970089G DATED SEPTEMBER 5, 2013," THE ENTIRE PROPERTY LIES WITHIN ZONE X (NOT SHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
9. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
10. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT 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.

    WATER AND SEWER UTILITY MAPS PROVIDED BY NYC DEP.
    COMMUNICATION UTILITY MAPS PROVIDED BY ECS/VERIZON AND CHARTER/SPECTRUM.

    AT&T LNS UTILITY MAPS ARE 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 JANUARY 24, 2019, JOB NO. 190540. THE MARK OUT WAS FIELD SURVEYED BY LANGAN.
11. THIS IS TO CERTIFY THAT THERE ARE NO STREAMS NOR NATURAL WATERCOURSES ON THE PROPERTY AS SHOWN ON THIS SURVEY.
12. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
13. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

THE FOLLOWING REQUESTS FOR UTILITY INFORMATION HAVE BEEN MADE	
UTILITY	RECEIVED
WATER	NYC DEP 01-28-2019
SEWER	NYC DEP 01-28-2019
GAS	UNAVAILABLE, PRIVATE PROJECT
ELECTRIC	UNAVAILABLE, PRIVATE PROJECT
STEAM	UNAVAILABLE, PRIVATE PROJECT
COMM/ OTHER	ECS 02-07-2019, CHARTER/ SPECTRUM 02-07-2019, CABLEVISION OF NYC 02-15-2019, AT&T LNS 07-25-2019

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

No.	Description	Date
REVISIONS		

"I hereby state that this survey is based on a field survey made by me or under my direct supervision in accordance with NYSPLS Code of Practice 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 of the subject property."

SIGNATURE — PAUL FISHER — DATE SIGNED
PROFESSIONAL LAND SURVEYOR NY Lic. No. 050754—1
3-16-2021

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

Project: NEW YORK BLOOD CENTER
BLOCK No. 1441, LOT No. 40
BOROUGH OF MANHATTAN
CITY OF NEW YORK
NEW YORK COUNTY — NEW YORK

Drawing Title: BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY

Project No.	Drawing No.
170558901	VT101
Date: 03-16-2021	
Drawn By: DS	
Checked By: PDF	
	Sheet 001 of 001

Filename: \langan.com\data\NYC\data91\170558901\Project Data_Discipline\Survey\CAD\Existing\170528901 V-EX101.dwg Date: 3/16/2021 Time: 11:14 User: dstolyarov Style Table: Langan.stb Layout: ARCH1-BL

PROJECT NO. 170558901 LANGAN

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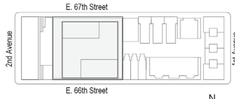
Key Plan



No.	Issue Name	Date

Date: 3/17/2021
Project Number: 1852
Scale:

Sheet Title
SURVEY

Sheet No.
Z-01

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ZONING CALCULATIONS

ZR-Sec	ITEM	PERMITTED / REQUIRED	PROPOSED	COMPLIANCE
32-10	**USE GROUPS** Permitted Uses	Use Groups 1-9, 14	Non-profit Institution w/out Sleeping Accommodations (UG 4) Scientific Research and Development Facility	**Complies** **Does Not Comply** Special Permit Requested Pursuant to Section 74-48
33-122	**FLOOR AREA** **Commercial** Floor Area Ratio for Commercial Use: Commercial Floor Area	Max Allowable FAR = 2.0 45,186 sf (Lot Area) x 2.0 = **90,372 sf**	Scientific Research and Development Facility **312,766 sf**	**Does Not Comply** Special Permit Requested See Dwg Z-03 Floor Area Schedule
33-123	**Community Facility** Floor Area Ratio for Community Facility: Community Facility Floor Area	Max Allowable FAR = 10.0 45,186 sf (Lot Area) x 10.0 = **451,860 sf**	Community Facility UG 4: **139,094 sf**	**Complies**
	Total Floor Area Ratio Floor Area	Max Allowable FAR = 10.0 45,186 sf (Lot Area) x 10.0 = **451,860 sf**	**451,860 sf**	**Complies**
33-432	**HEIGHT AND SETBACK** **East 66th Street** Max. Height of Front Wall Initial Set Back Dimension Sky Exposure Plane - Narrow Street	85' (or 6 stories, whichever is less) 20' (Narrow Street) 2.7 to 1	85' (4 stories) 4' Portions of building extend beyond sky exposure plane	**Does Not Comply** Special Permit Requested Pursuant to Section 74-48
	East 67th Street Max. Height of Front Wall Initial Set Back Dimension Sky Exposure Plane - Narrow Street	85' (or 6 stories, whichever is less) 20' (Narrow Street) 2.7 to 1	85' (4 stories) 15' Portions of building extend beyond sky exposure plane	**Does Not Comply** Special Permit Requested Pursuant to Section 74-48
33-283(c) 33-23	**REAR YARD** Through Lot	A rear yard equivalent is required above 1st story (max. 23' ht.), which can be provided as: 1) a 40' area w/in 5' of the centerline of the block. 2) two 20' areas along each street line, or 3) two 20' areas along each street line, or 3) two 20' areas along each side lot line. Option 3 selected.	A 200.83ft x 20ft portion of Floors 1-4 is located within both east and west required rear yard equivalents and a 200.83ft x 5ft portion of Floors 5-16 (including mechanical bulkhead) is located within the east rear yard equivalent.	**Does Not Comply** Special Permit Requested Pursuant to Section 74-48
13-00 36-00	**ACCESSORY PARKING** Parking for Community Facility UG-4 Parking for Scientific Research and Development Facility	None Required 35 Permitted (139,094 / 4,000) None Required	6 Provided None Provided	**Complies**
13-00 36-62	**LOADING BERTHS** Loading for Community Facility UG-4 Loading for Scientific Research and Development Facility	None Required For Commercial Use: First 25,000 SF 0 Required Next 15, 000 SF 1 Required Next 60,000 SF 1 Required Each add'l 150,000 SF 2 Required **322, 546 Commercial SF: 4 Required Loading Berths**	None Provided **5 Loading Berths Provided**	**Complies** Provided per Special Permit pursuant to Section 74-48
36-711	**ENCLOSED BICYCLE PARKING** Scientific Research and Development Facility Community Facility UG4	None Required 1 Bicycle space per 10,000 SF Floor Area **139,094 SF / 10,000 SF = 14 Spaces Required**	**14 Spaces Provided**	**Complies**
33-03 26-41	**STREET TREE PLANTING** **East 66th Street**	66th Street Frontage: 225' Street Trees Required = 225' / 25 = 9 Trees Trees may be provided off-site in consultation with DPR **Trees Required at 66th Street = 9 Trees**	One street tree is required for each 25 ft. of street frontage. 6 Trees provided on-site 3 Trees to be provided off-site in consultation with DPR **9 Trees Provided at 66th Street**	**Complies**
	East 66th Street	67th Street Frontage: 225' Street Trees Required = 225' / 25 = 9 Trees Trees may be provided off-site in consultation with DPR **Trees Required at 67th Street = 9 Trees**	One street tree is required for each 25 ft. of street frontage. 0 Trees provided on-site 9 Trees to be provided off-site in consultation with DPR **9 Trees Provided at 66th Street**	**Complies**

FLOOR AREA SCHEDULE

Floor	Use	Total Gross Floor Area (GSF)	Zoning Deductions (SF)	Comm. Facility Zoning Floor Area (ZFA)	Scientific Research & Development Facility Zoning Floor Area (ZFA)	Total Zoning Floor Area (ZFA)
SC	Mechanical / Community Facility (UG 4)	33,450	33,450	0	0	0
C	Mechanical / Community Facility (UG 4)	28,550	28,550	0	0	0
1	Scientific Research & Development Facility / Community Facility (UG 4)	42,953	4,496	21,241	17,216	38,457
2	Scientific Research & Development Facility / Community Facility (UG 4)	45,108	1,352	15,033	28,723	43,756
3	Community Facility (UG 4)	45,108	1,352	43,756	0	43,756
4	Community Facility (UG 4)	45,108	1,352	43,756	0	43,756
5	Scientific Research & Development Facility / Community Facility (UG 4)	29,245	1,585	15,308	12,352	27,660
6	Mechanical	29,692	29,692	0	0	0
7	Scientific Research & Development Facility	29,692	1,417	0	28,275	28,275
8	Scientific Research & Development Facility	29,692	1,417	0	28,275	28,275
9	Scientific Research & Development Facility	29,692	1,417	0	28,275	28,275
10	Scientific Research & Development Facility	29,692	1,417	0	28,275	28,275
11	Scientific Research & Development Facility	29,692	1,417	0	28,275	28,275
12	Scientific Research & Development Facility	29,692	1,417	0	28,275	28,275
13	Scientific Research & Development Facility	29,692	1,417	0	28,275	28,275
14	Scientific Research & Development Facility	29,692	1,417	0	28,275	28,275
15	Scientific Research & Development Facility	29,692	1,417	0	28,275	28,275
16	Mechanical	29,692	29,692	0	0	0
	Total (Above Ground)	534,134	82,274	139,094	312,766	451,860
	Total	**596,134**	**144,274**	**139,094**	**312,766**	**451,860**

NOTE: Floor area allocated by use and locations are subject to change provided that the total amount of Scientific Research and Development Facility Floor Area shall not exceed 312,766 SF.

UG-4 Community Facility ZFA	139,094
Scientific Research & Development Facility ZFA	312,766
Total ZFA	**451,860**

ZONING ACTIONS REQUESTED

1. **Zoning Map Amendment**
   Zoning map amendment to rezone a portion of Block 1441 from R8B to C2-7 and a portion of blocks 1441 and 1421 from C1-9 to C2-8.

2. **Zoning Text Amendment**

   A. Zoning text amendment to special permit 74-48 (Scientific Research and Development Facility) to allow this special permit to apply in C2-7 Districts in Community District 8, in the Borough of Manhattan; and in conjunction therewith, to allow modifications of the floor area regulations, up to the maximum floor area ratio for Community Facility to apply for such use, and to allow for the modification of the height and setback, yard and sign regulations.

   B. Zoning text amendment to Appendix F of the Zoning Resolution to designate Lot 40 of Block 1441 as a Mandatory Inclusionary Housing area.

3. **Special Permits**
   Special permits under the proposed amended Sec 74-48 of the Zoning Resolution:

   A. Scientific Research and Development Facility
   To allow a Scientific Research and Development Facility use in a C2-7 District within Community District 8 in the Borough of Manhattan

   B. Floor Area
   Modify the Floor Area regulations for the Scientific Research and Development Facility, up to the maximum Floor Area Ration permitted for Community Facility use.

   C. Height & Setback
   Modify the Height and Setback regulations of Sec 33-432 to allow the building (i) to be located within the initial setback distance, (ii) to penetrate the sky exposure plane

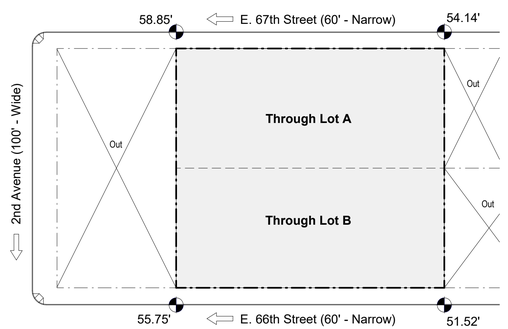
   D. Rear Yard Equivalent
   Modify the rear yard equivalent regulations of Sec 33-283(c) to allow a 200 ft. x 20 ft. portion of floors 2-4 to be located within both east and west required rear yard equivalents, and to allow a 181 ft x 5 ft portion of the building above the 4th floor to be located within the east required rear yard equivalent

   D. Signage
   Modify the signage regulations of Sec 32-641, 32-642, 32-643, 32-655, and 32-67; See drawing Z-07

CURB LEVEL CALCULATIONS

Through Lot A = $\frac{58.85' + 54.14'\ EL.}{2}$ = 56.495' HT. above NAVD 88 = 0.0 HT.

Through Lot B = $\frac{55.75' + 51.52'\ EL.}{2}$ = 53.635' HT. above NAVD 88 = 0.0 HT.



SITE DATA

Block: 1441
Lot: 40
Zoning Lot Area: 45,187 SF
Existing Zoning: R8B
Proposed Zoning: C2-7
Community District: Manhattan CD 8
Zoning Map No.: 8C
Street Address: 326 E. 67th Street

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Seal



Key Plan



No.	Issue Name	Date

Date: 4/6/2020
Project Number: 1852
Scale: 1" = 60'-0"

Sheet Title
ZONING ANALYSIS

Sheet No.
Z-02

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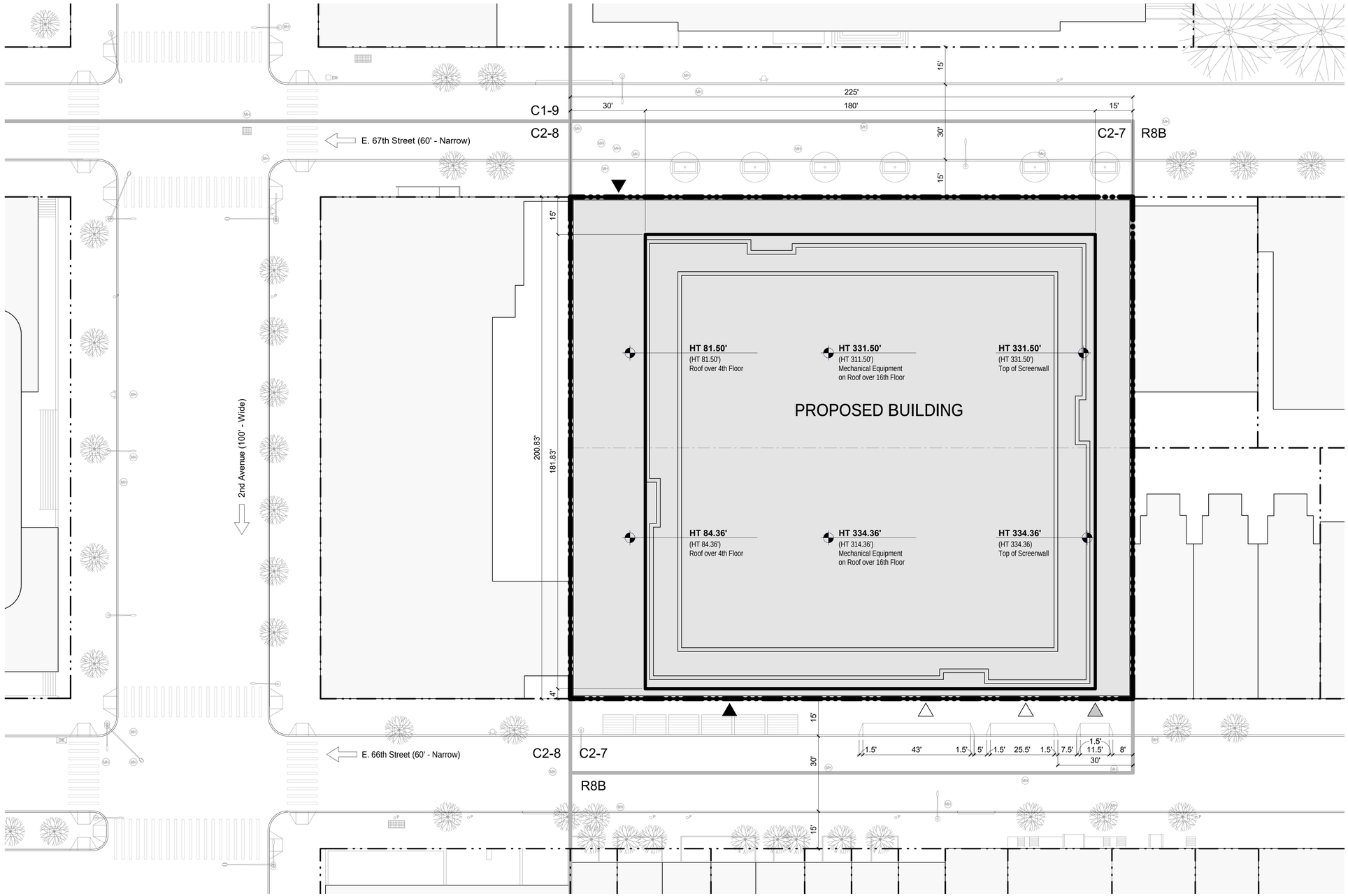

1 Zoning Lot Site Plan (Roof Plan)
1" = 20'-0"

LEGEND

- HT 334.36' / (HT 314.36') Mechanical Equipment on Roof over 16th Floor — DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- ZONING DISTRICT BOUNDARY
- C2-7 — ZONING DISTRICT
- DIRECTION OF STREET TRAFFIC
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED TREE (ILLUSTRATIVE - FINAL LOCATION TBD)
- EXISTING TREE TO REMAIN
- BUILDING ENTRANCE
- LOADING ENTRANCE
- GARAGE ENTRANCE
- STREET LAMP
- STREEL LAMP WITH TRAFFIC LIGHT
- TRAFFIC LIGHT
- FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING POST / SIGN
- EXISTING EMERGENCY PHONE
- EXISTING CATCH BASIN
- EXISTING STREET OR SIDEWALK GRATING
- NEW SIDEWALK GRATING

NOTES

1. All building heights and elevations are measured from the Average Curb Level.
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.
3. Building entrances are shown for illustrative purposes only.
4. Rooftop mechanical equipment and bulkhead locations and size are subject to change within area defined by the screenwall.
5. Interior subdivisions and use designations are illustrative only and subject to change.
6. Street trees adjacent to the project area will be provided in accordance with Sec. 26-41. The location and number shall be subject to the Department of Parks and Recreation determination of feasibility.

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Key Plan



No.	Issue Name	Date

Date: 3/17/2021
Project Number: 1852
Scale: 1" = 20'-0"

Sheet Title
ZONING SITE PLAN

Sheet No.
Z-03

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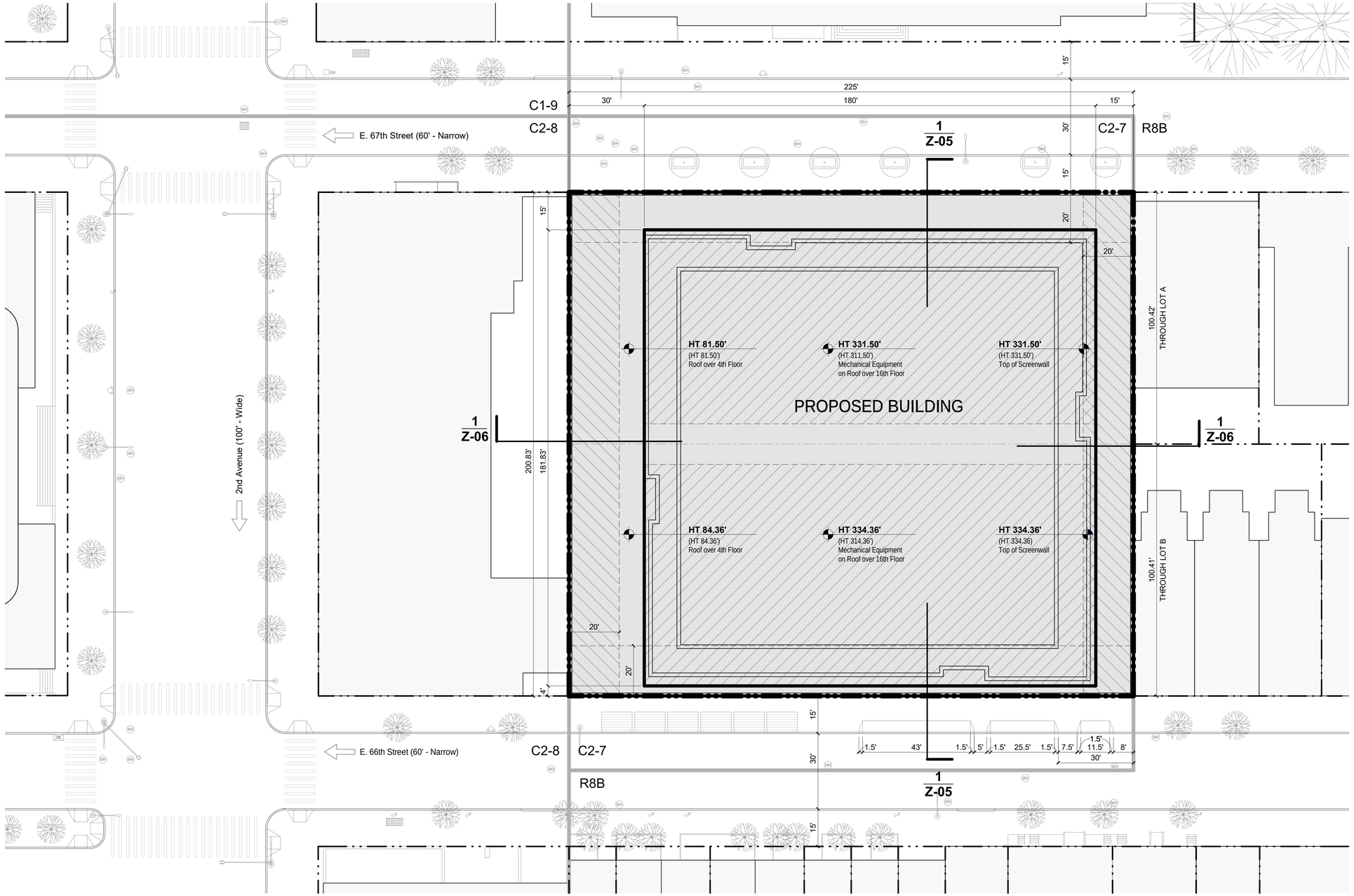

1 ROOF PLAN - HEIGHT & SET-BACK AND SUPPLMENTAL USE WAIVER
1" = 20'-0"

0 5 10 20 40

LEGEND

- Height and Setback waiver requested pursuant to ZR 74-48
- Rear Yard Equivalent waiver requested pursuant to ZR 74-48
- HT 334.36' — DEVELOPMENT ENVELOPE HEIGHT
- (HT 314.36') Mechanical Equipment on Roof over 16th Floor — ILLUSTRATIVE BUILDING HEIGHT
- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- ZONING DISTRICT BOUNDARY
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- EXISTING EMERGENCY PHONE
- EXISTING CATCH BASIN
- EXISTING STREET OR SIDEWALK GRATING
- NEW SIDEWALK GRATING

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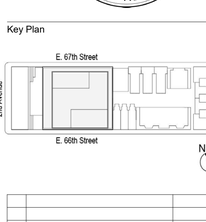

Key Plan

No.	Issue Name	Date

Date: 3/17/2021
Project Number: 1852
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Sheet Title
WAIVER PLAN

Sheet No.
Z-04

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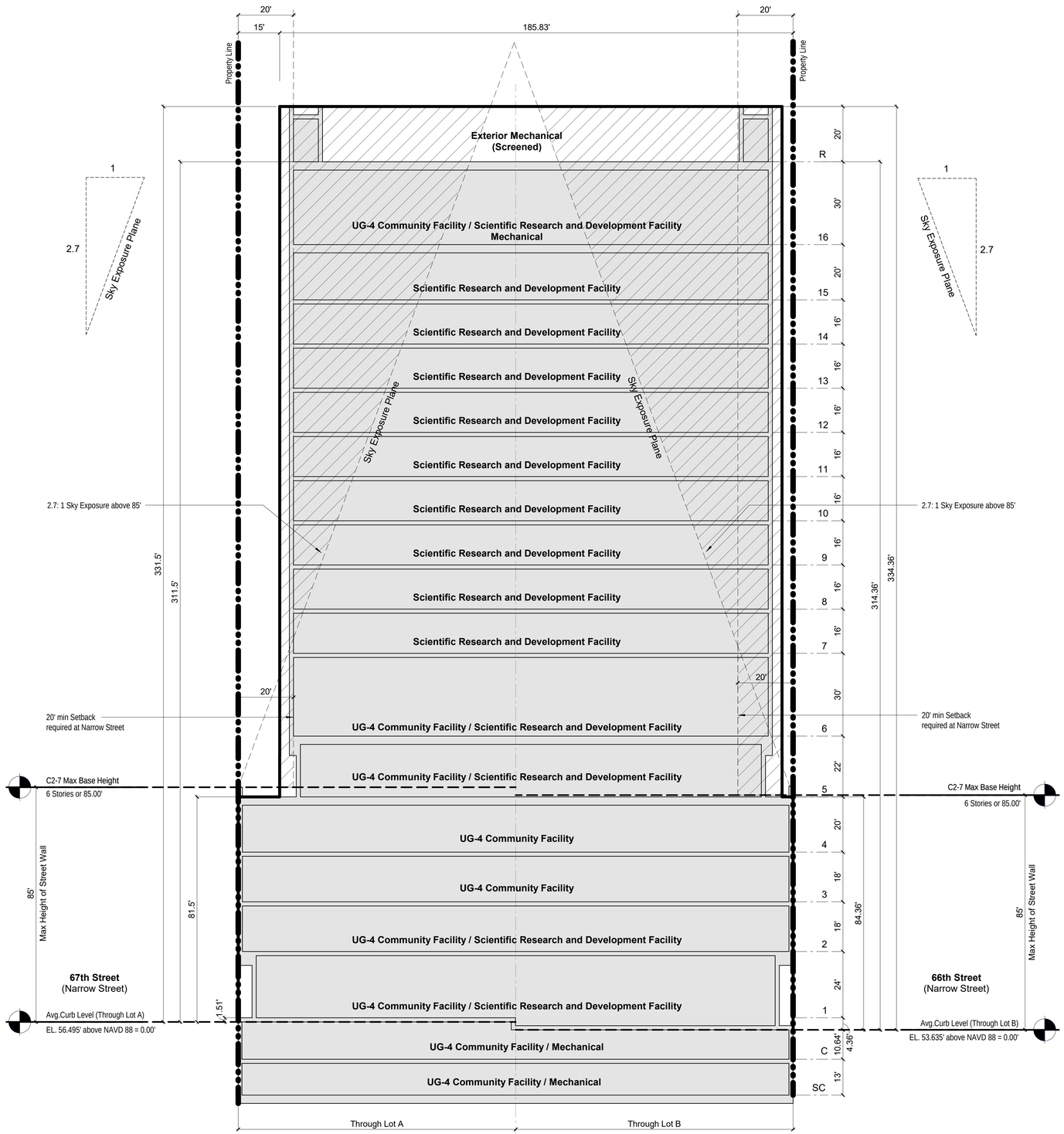

1 NORTH-SOUTH SECTION
1" = 20'-0"

NOTES

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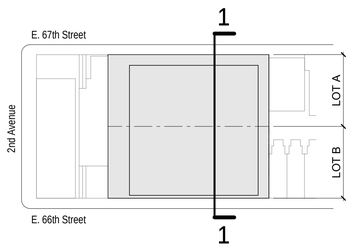
3. Interior subdivisions and use designations are illustrative only and subject to change.
4. Rooftop mechanical equipment and bulkhead locations and size are subject to change within area defined by the screenwall.

LEGEND

- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- PROPOSED BUILDING FOOTPRINT
- Height and Setback waiver requested pursuant to ZR 74-48
- Rear Yard Equivalent waiver requested pursuant to ZR 74-48

KEY PLAN



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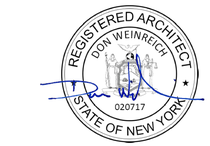

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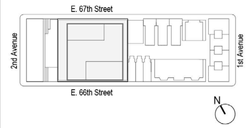

No.	Issue Name	Date

Date: 3/17/2021
Project Number: 1852
Scale: As indicated

Sheet Title
WAIVER NORTH-SOUTH SECTION

Sheet No.
Z-05

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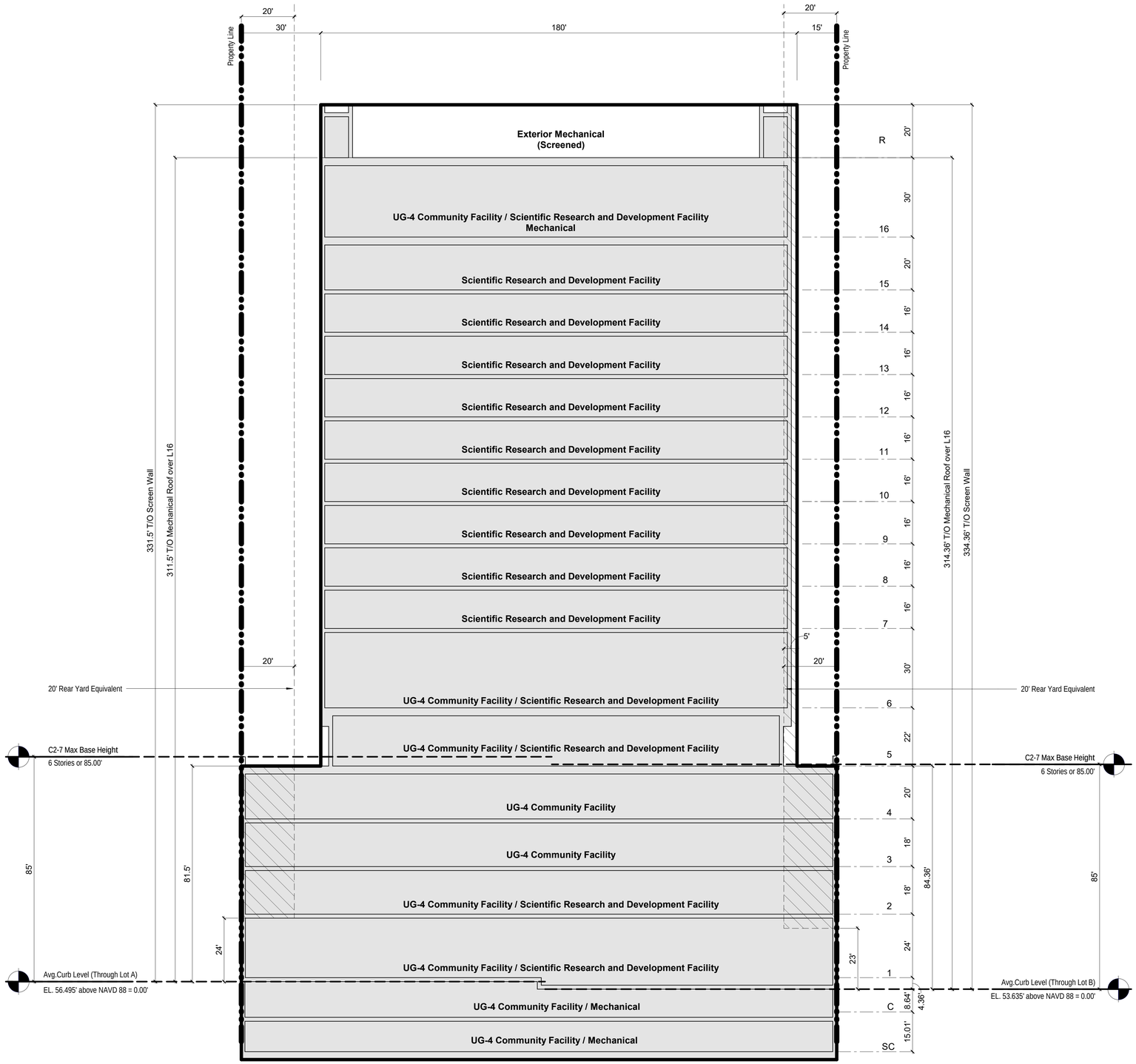

1 EAST-WEST SECTION
1" = 20'-0"

NOTES

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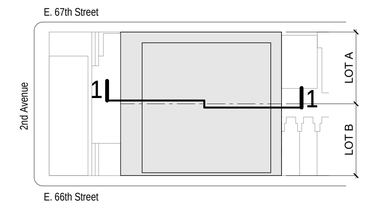
4. Rooftop mechanical equipment and bulkhead locations and size are subject to change within area defined by the screenwall.

LEGEND

- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- PROPOSED BUILDING FOOTPRINT
- Height and Setback waiver requested pursuant to ZR 74-48
- Rear Yard Equivalent waiver requested pursuant to ZR 74-48

KEY PLAN



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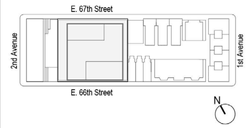

No.	Issue Name	Date

Date: 3/17/2021
Project Number: 1852
Scale: As indicated

Sheet Title
WAIVER EAST-WEST SECTION

Sheet No.
Z-06

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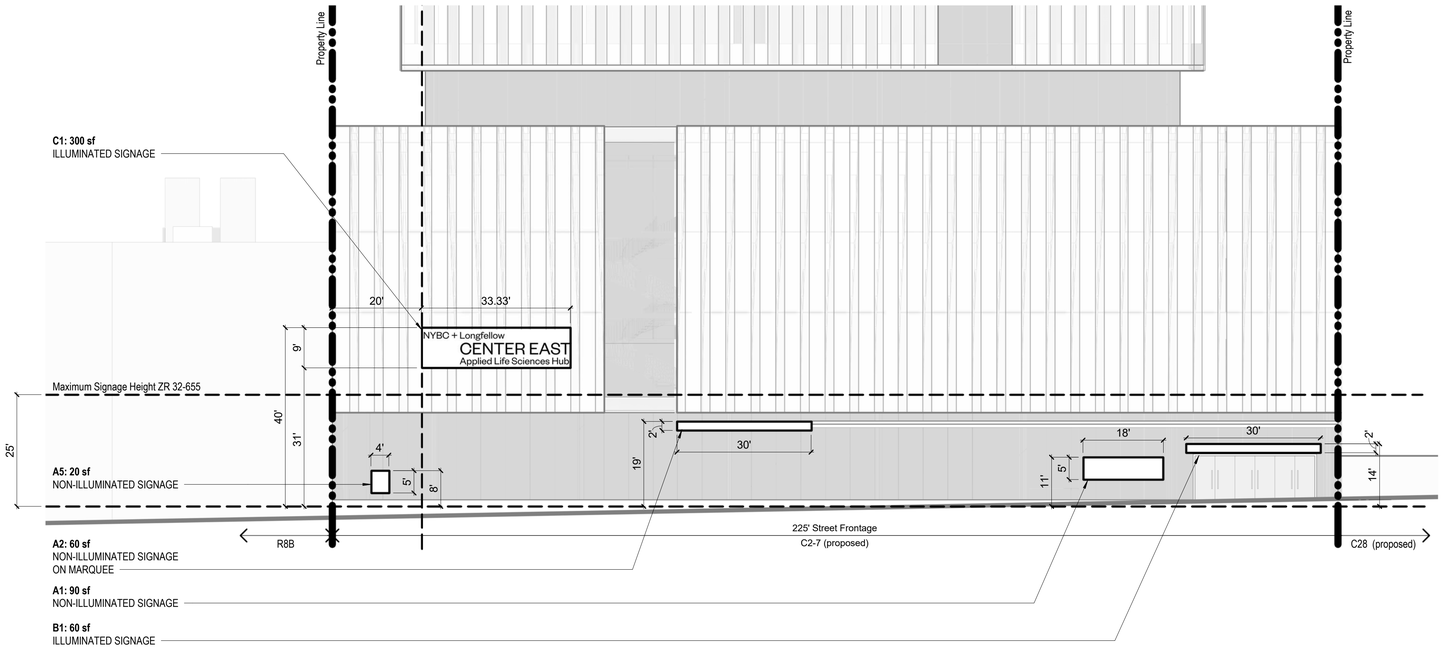
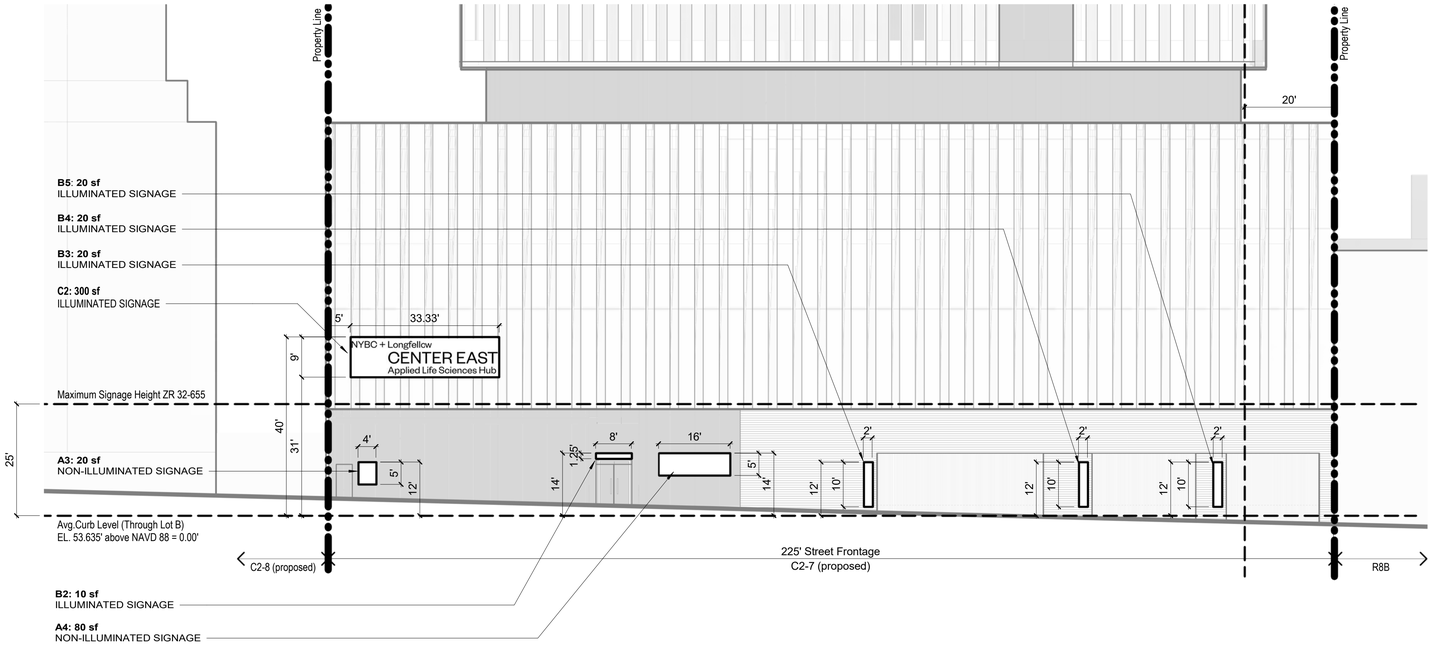


1 PROPOSED SIGNAGE - 67TH STREET
1/16" = 1'-0"



2 PROPOSED SIGNAGE - 66TH STREET
1/16" = 1'-0"

SIGNAGE CALCULATIONS

East 66th Street Frontage: 225'
East 66th Street Frontage: 225'
Therefore Zoning Lot / Through Lot Frontage = 450'

ZR-Sec	ITEM	PERMITTED / REQUIRED	PROPOSED	COMPLIANCE / COMMENTS
32-641	Signage Area - Total All Signs	Three times the street frontage of the zoning lot / establishment but no more than 150 sf for the through lot	1000 sf	**Does not Comply** Special Permit Requested pursuant to Section 74-48
32-642	Signage Area - Non-Illuminated Signs	Three times the street frontage of the zoning lot / establishment but no more than 150 sf for the through lot	270 sf	**Does not Comply** Special Permit Requested pursuant to Section 74-48
32-643	Signage Area - Illuminated Signs	Three times the street frontage of the zoning lot / establishment but no more than 50 sf for the through lot	730 sf	**Does not Comply** Special Permit Requested pursuant to Section 74-48
32-655	Signage Height	25' Maximum Height above Curb Level	40' Maximum Height above Curb Level	**Does not Comply** Special Permit Requested pursuant to Section 74-48
32-511	Distance of sign from Residential District boundary	Minimum 20 FT from Residential District boundary	Minimum 20 FT from Residential District Boundary	**Complies**
32-653	Signs on Marquees permitted by the Administrative Code	Maximum projection of sign 48 inches above marquee and 12 inches below marquee	(1) Sign proposed on Marquee with maximum projection of sign 48 inches above marquee and 12 inches below marquee	**Complies** Subject to Revocable Consent
32-67	Special provisions applying along District Boundaries	Within 100 feet of boundary of adjoining Resience Dsitrict shall comply with C1 District regulations of 32-63 through 32-68	Does not comply with 32-641, 32-643	**Does not Comply** Special Permit Requested pursuant to Section 74-48

	Type		Size		Height		
Sign	E. 66th St.	E. 67th St.	Permitted	Proposed	Permitted	Proposed	Comments
A1	-	Non-Illuminated		90 sf (5' x 18')		11'	
A2	-	Non-Illuminated		60 sf (2' x 30')		19'	Marquee Sign - subject to revocable consent
A3	Non-Illuminated	-	150 SF	20 sf (4' x 5')	25'	12'	
A4	Non-Illuminated	-		80 sf (16' x 5')		14'	
A5	-	Non-Illuminated		20 sf (4' x 5')		8'	
		Total Non-Illuminated	**150 SF**	**270 SF**	**25'**	**40' max.**	
B1	-	Illuminated		60 sf (2' x 30')		14'	
B2	Illuminated	-		10 sf (1.25' x 8')		14'	
B3	Illuminated	-		20 sf (2' x 10')		12'	
B4	Illuminated	-	50 SF	20 sf (2' x 10')	25'	12'	
B5	Illuminated	-		20 sf (2' x 10')		12'	
C1	-	Illuminated		300 sf (9' x 33.33')		40'	
C2	Illuminated	-		300 sf (9' x 33.33')		40'	
		Total Illuminated	**50 SF**	**730 SF**	**25'**	**40' max.**	
		Total Signs	**150 SF**	**1000 SF**	**25'**	**40' max.**	

LEGEND

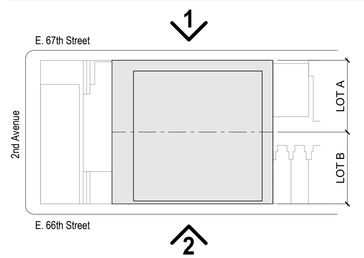
ZONING LOT LINE

PROPOSED SIGN

NOTES

1. All signage heights and elevations are measured from the Average Curb Level.
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 and is based on publicly available data.
3. Building entrances are shown for illustrative purposes only.
4. Individual signs are shown for illustrative purposes only; the location, quantity of individual signs, and content is subject to change, subject to the maximum surface area and height as shown.

KEY PLAN



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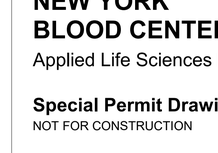

Key Plan



No.	Issue Name	Date

Date: 3/17/2021
Project Number: 1852
Scale: As indicated

Sheet Title
SIGNAGE WAIVER ELEVATIONS AND CALCULATIONS

Sheet No.
Z-07

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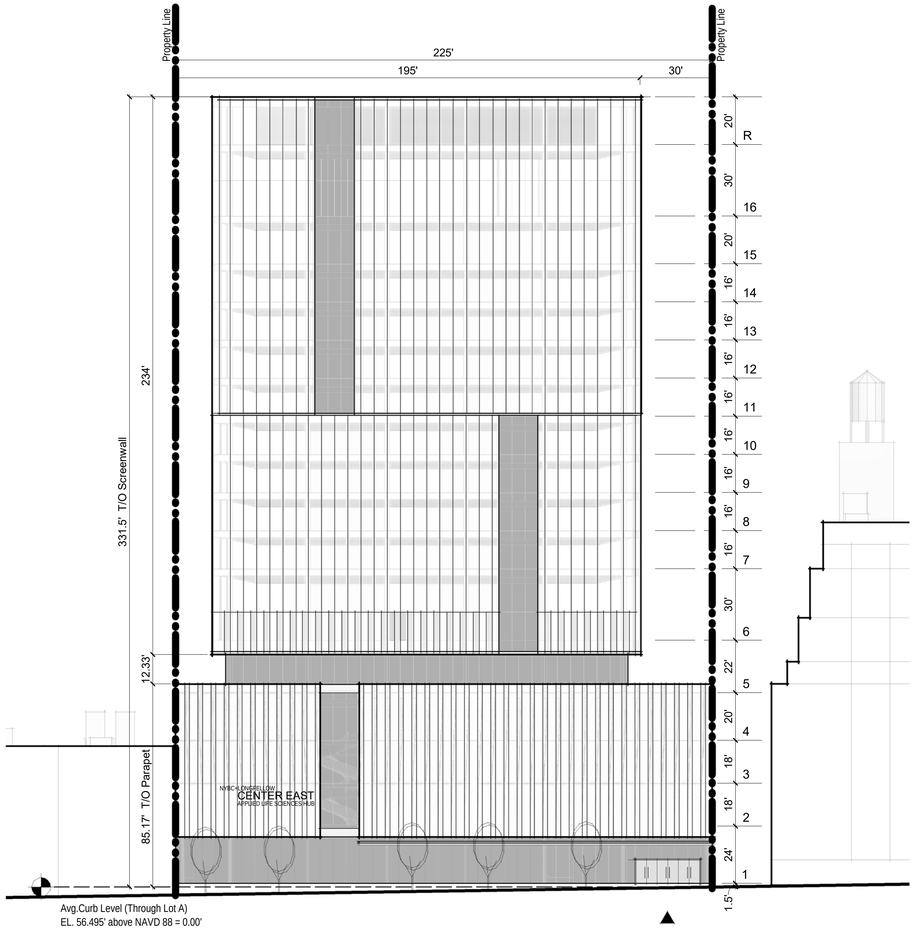
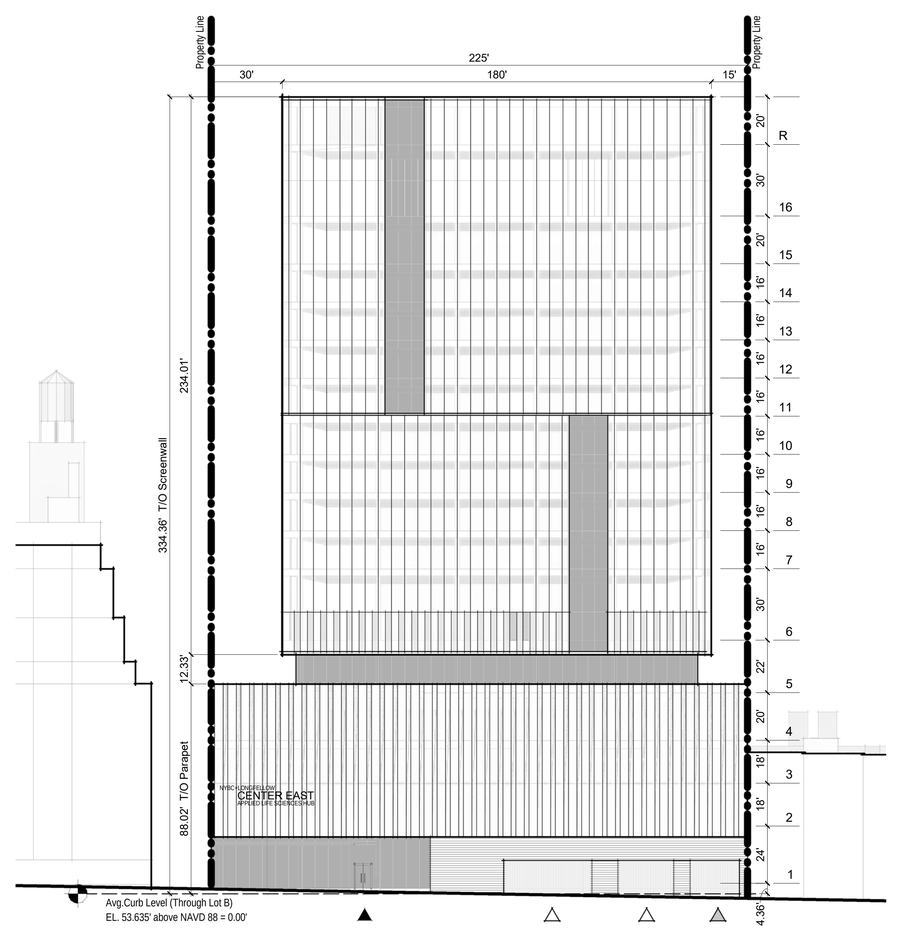


1 NORTH ELEVATION - 67th STREET

1" = 30'-0"

0 5 15 30 60

For Illustrative Purposes Only



2 SOUTH ELEVATION - 66th STREET

1" = 30'-0"

0 5 15 30 60

For Illustrative Purposes Only

LEGEND

- BUILDING ENTRANCE
- LOADING ENTRANCE
- GARAGE ENTRANCE
- ZONING LOT LINE

NOTES

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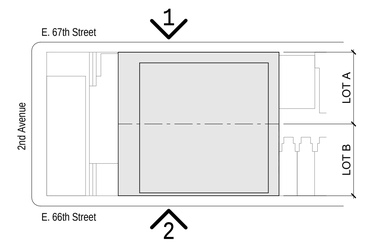
5. Interior subdivisions and use designations are illustrative only and subject to change.
6. Street trees adjacent to the project area will be provided in accordance with Sec. 26-41. The location and number shall be subject to the Department of Parks and Recreation determination of feasibility.

KEY PLAN



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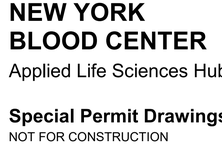

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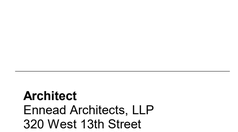

No.	Issue Name	Date

Date: 3/17/2021

Project Number: 1852

Scale: As indicated

Sheet Title

NORTH AND SOUTH BUILDING ELEVATIONS

Sheet No.

Z-08

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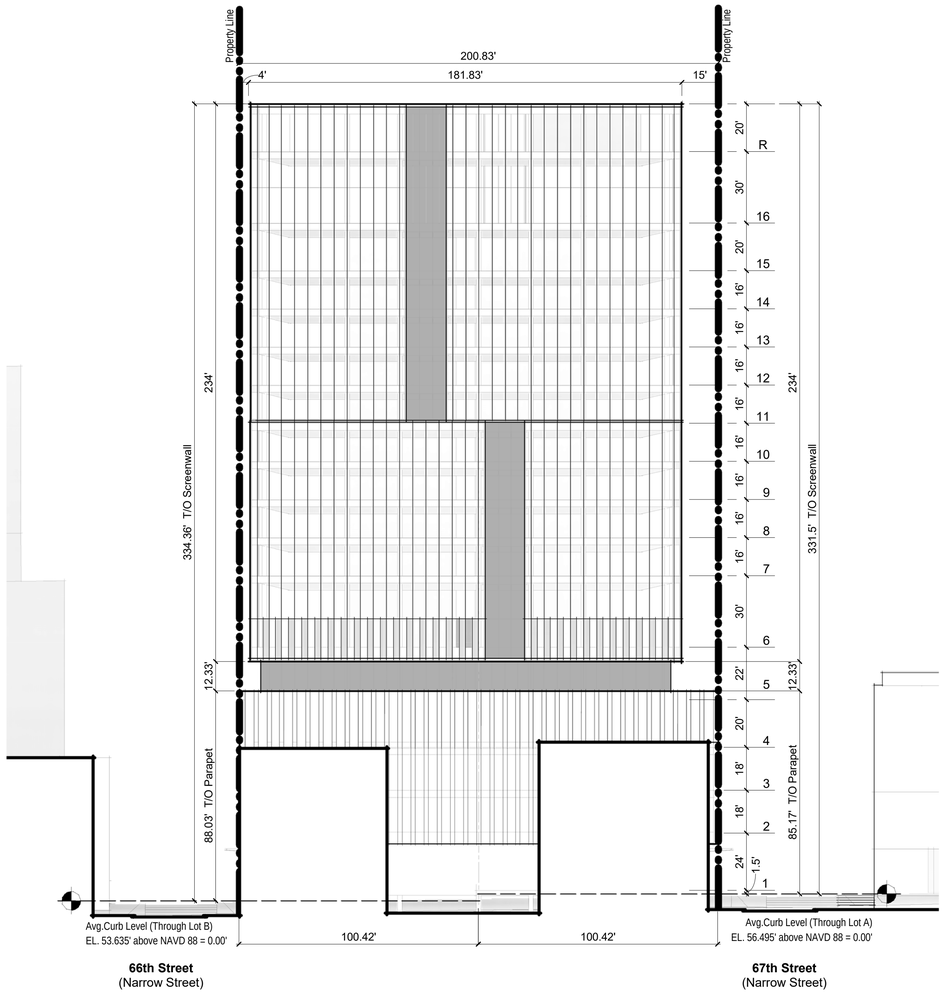
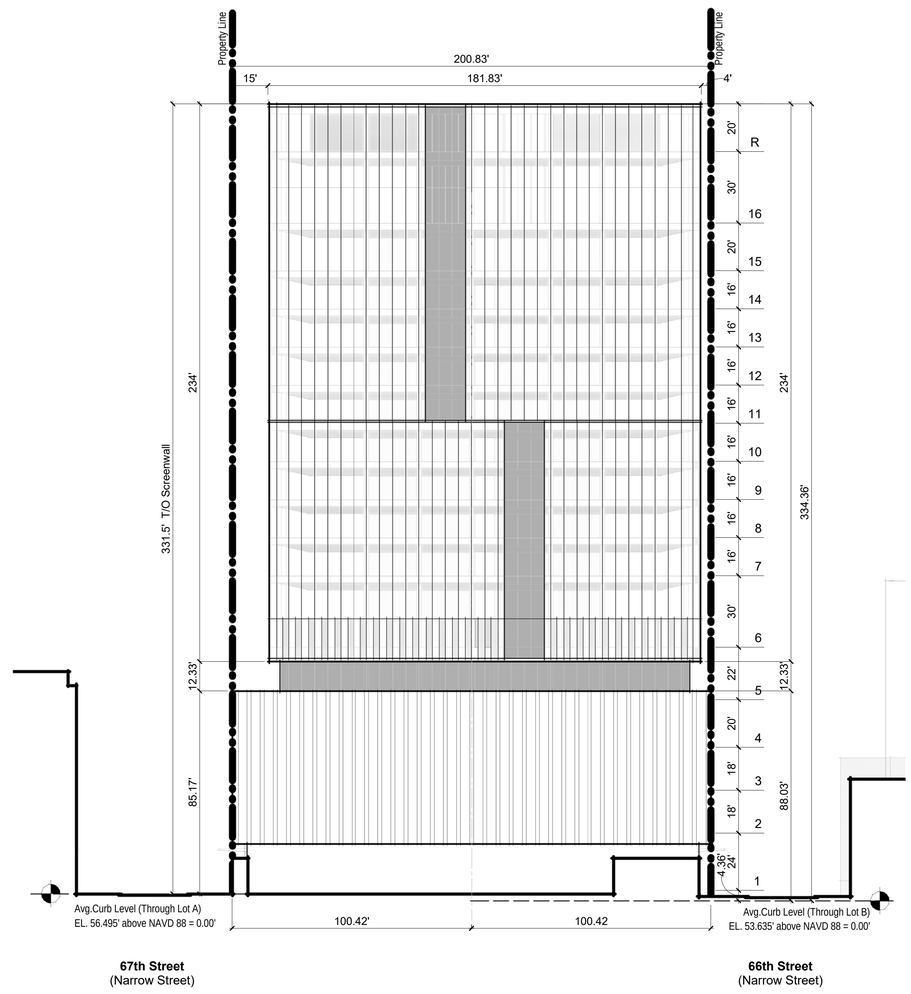


3 EAST ELEVATION
1" = 30'-0"

0 5 15 30 60
For Illustrative Purposes Only



4 WEST ELEVATION
1" = 30'-0"

0 5 15 30 60
For Illustrative Purposes Only

LEGEND

- BUILDING ENTRANCE COMMERCIAL & COMMUNITY FACILITY
- VEHICULAR ENTRANCE COMMERCIAL & COMMUNITY FACILITY
- ZONING LOT LINE

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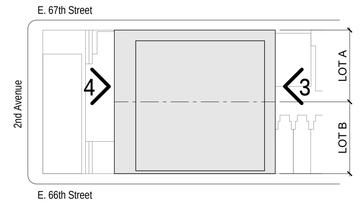
KEY PLAN



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Key Plan



No.	Issue Name	Date

Date: 3/17/2021
Project Number: 1852
Scale: As indicated

Sheet Title
EAST AND WEST BUILDING ELEVATIONS

Sheet No.
Z-09

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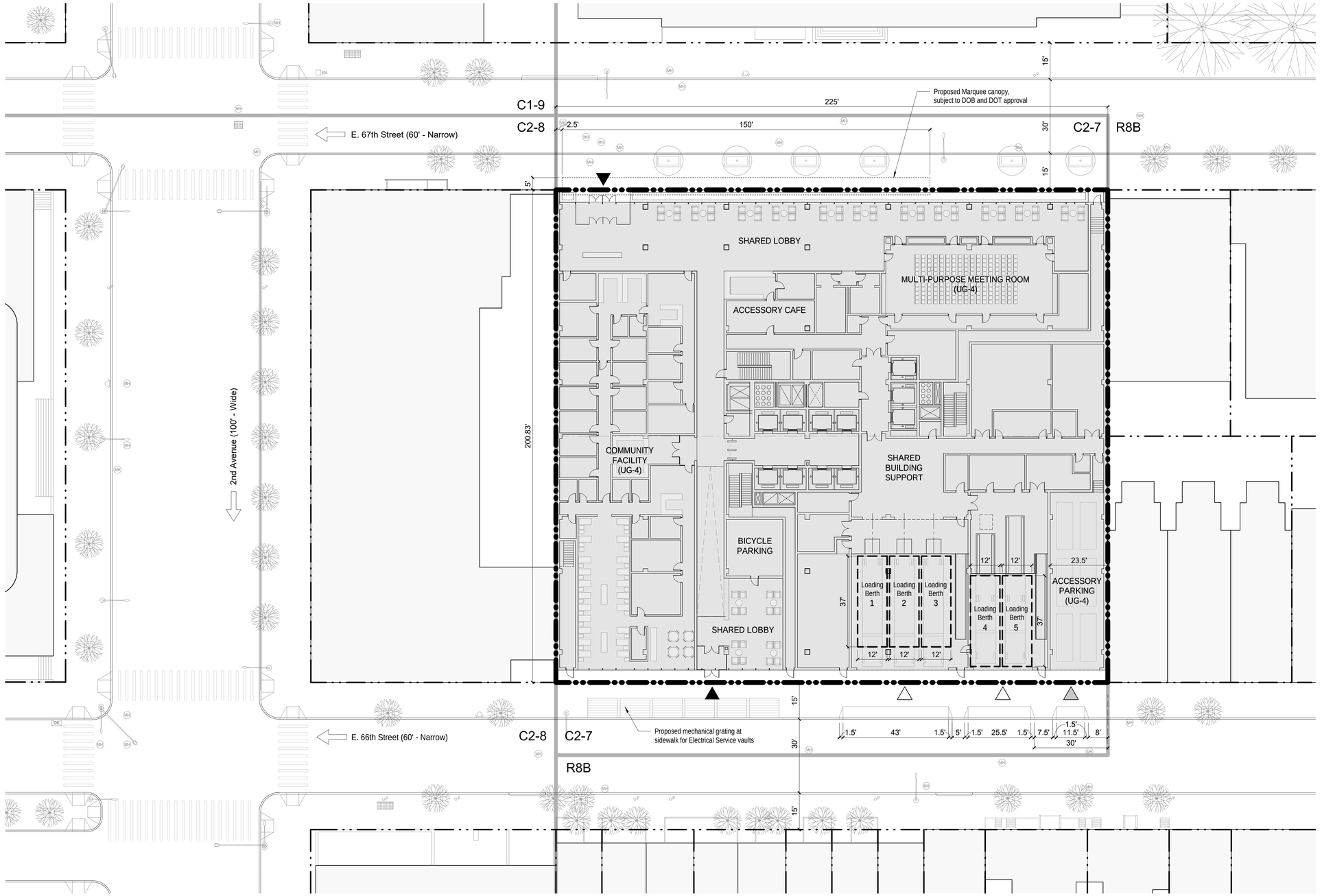

1 GROUND FLOOR PLAN
1" = 20'-0"

0 5 10 20 40

For Illustrative Purposes Only

LEGEND

- HT 334.36' — DEVELOPMENT ENVELOPE HEIGHT
- (HT 314.36') Mechanical Equipment on Roof over 16th Floor — ILLUSTRATIVE BUILDING HEIGHT
- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- ZONING DISTRICT BOUNDARY
- C2-7 — ZONING DISTRICT
- DIRECTION OF STREET TRAFFIC
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED TREE (ILLUSTRATIVE - FINAL LOCATION TBD)
- EXISTING TREE TO REMAIN
- BUILDING ENTRANCE
- LOADING ENTRANCE
- GARAGE ENTRANCE
- STREET LAMP
- STREEL LAMP WITH TRAFFIC LIGHT
- TRAFFIC LIGHT
- FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING POST / SIGN
- EXISTING EMERGENCY PHONE
- EXISTING CATCH BASIN
- EXISTING STREET OR SIDEWALK GRATING
- NEW SIDEWALK GRATING

NOTES

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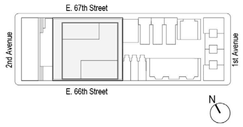
Key Plan



No.	Issue Name	Date

Date: 3/17/2021
Project Number: 1852
Scale: 1" = 20'-0"

Sheet Title
GROUND FLOOR PLAN

Sheet No.
Z-10

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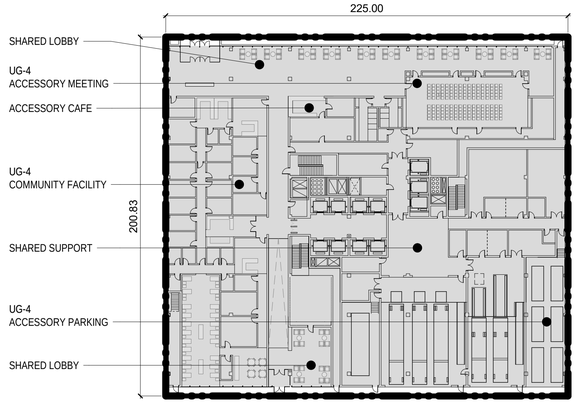
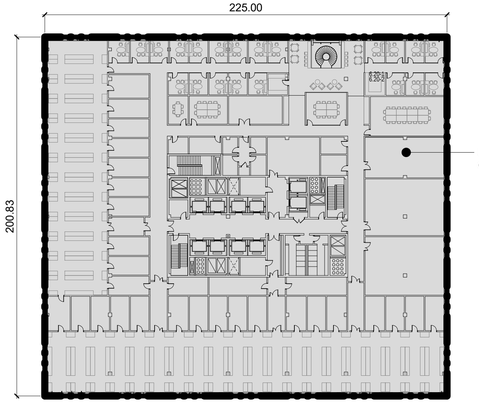
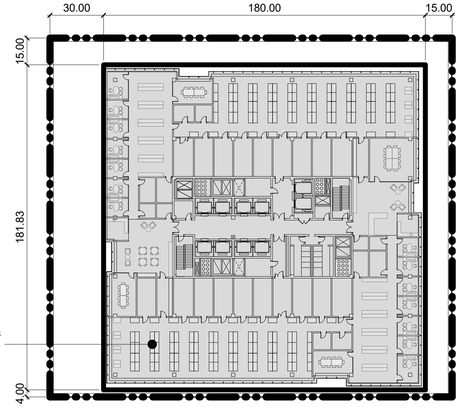


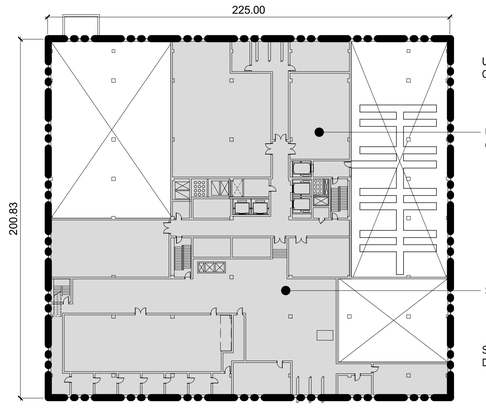
3 Level 1 Illustrative Plan
1" = 40'-0"



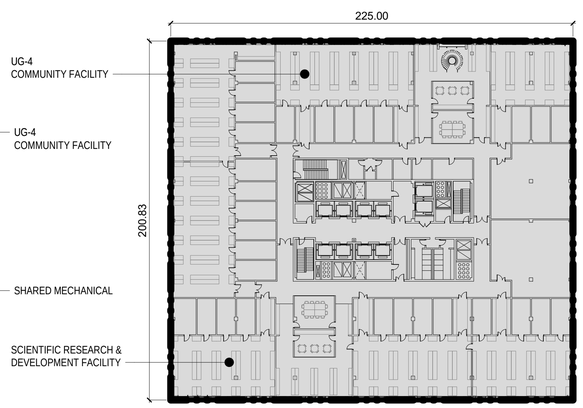
6 Level 4 Illustrative Plan
1" = 40'-0"



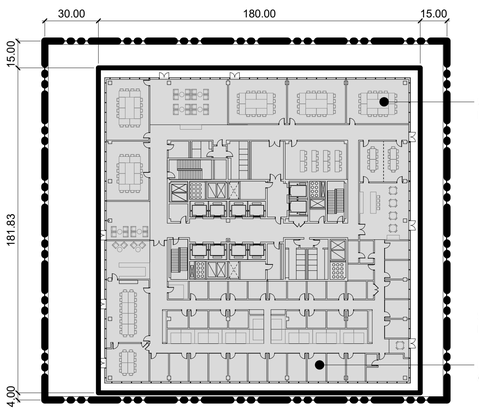
9 Level 7-10 Illustrative Plan
1" = 40'-0"



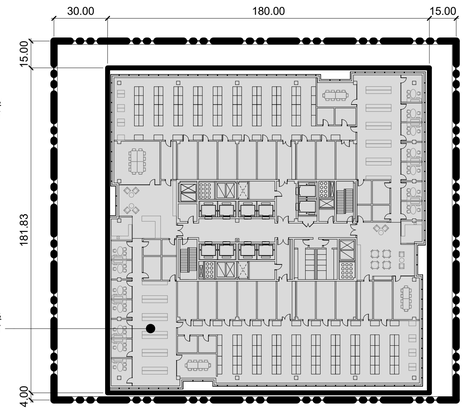
1 Cellar Illustrative Plan
1" = 40'-0"



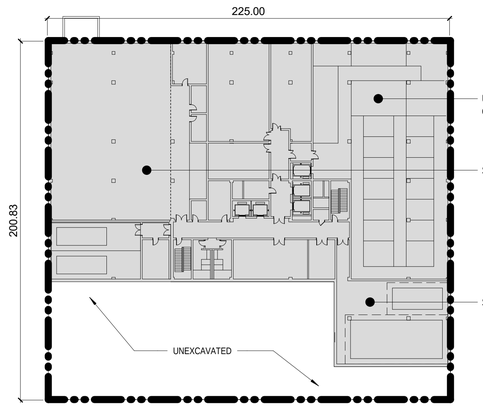
4 Level 2 Illustrative Plan
1" = 40'-0"



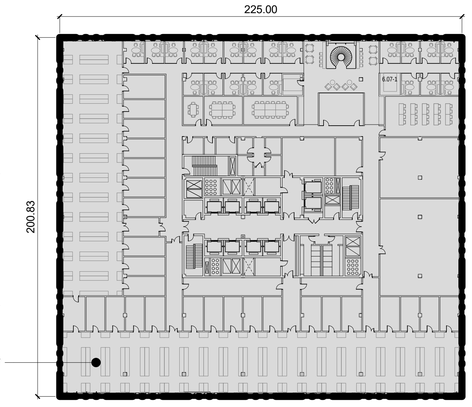
7 Level 5 Illustrative Plan
1" = 40'-0"



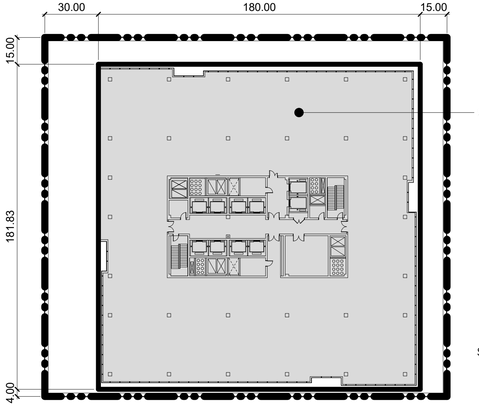
10 Level 11-15 Illustrative Plan
1" = 40'-0"



2 Sub-Cellar Illustrative Plan
1" = 40'-0"



5 Level 3 Illustrative Plan
1" = 40'-0"



8 Level 6 Illustrative Plan
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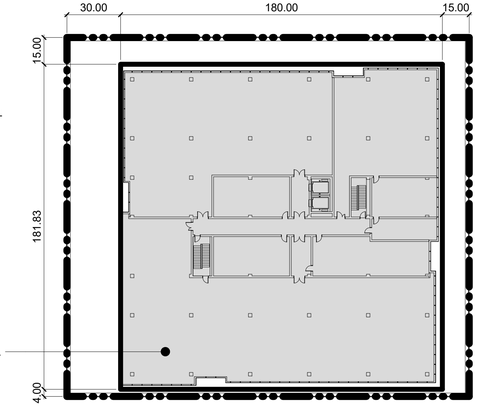

11 Level 16 Illustrative Plan
1" = 40'-0"

LEGEND

- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- PROPOSED BUILDING FOOTPRINT

NOTES

1. Floor Plans are shown for illustrative purposes only.
2. Interior subdivisions and use designations are illustrative only and subject to change.
3. Rooftop mechanical equipment and bulkhead locations and size are subject to change within area defined by the screenwall.

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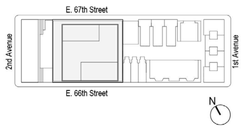
Key Plan



No.	Issue Name	Date

Date: 3/17/2021
Project Number: 1852
Scale: 1" = 40'-0"

Sheet Title
Illustrative Floor Plans

Sheet No.
Z-11

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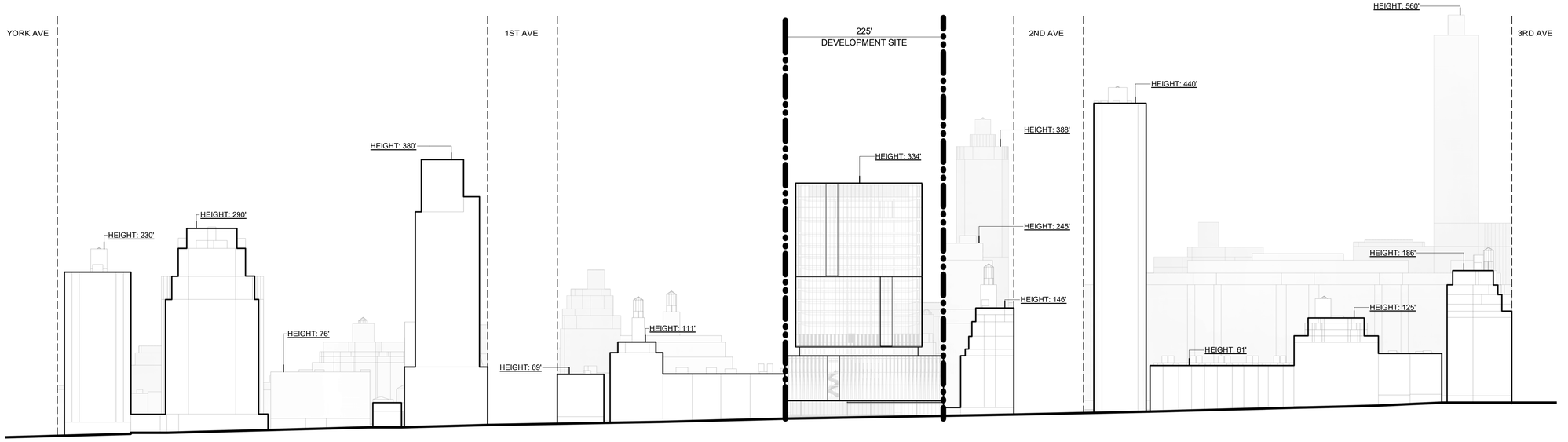
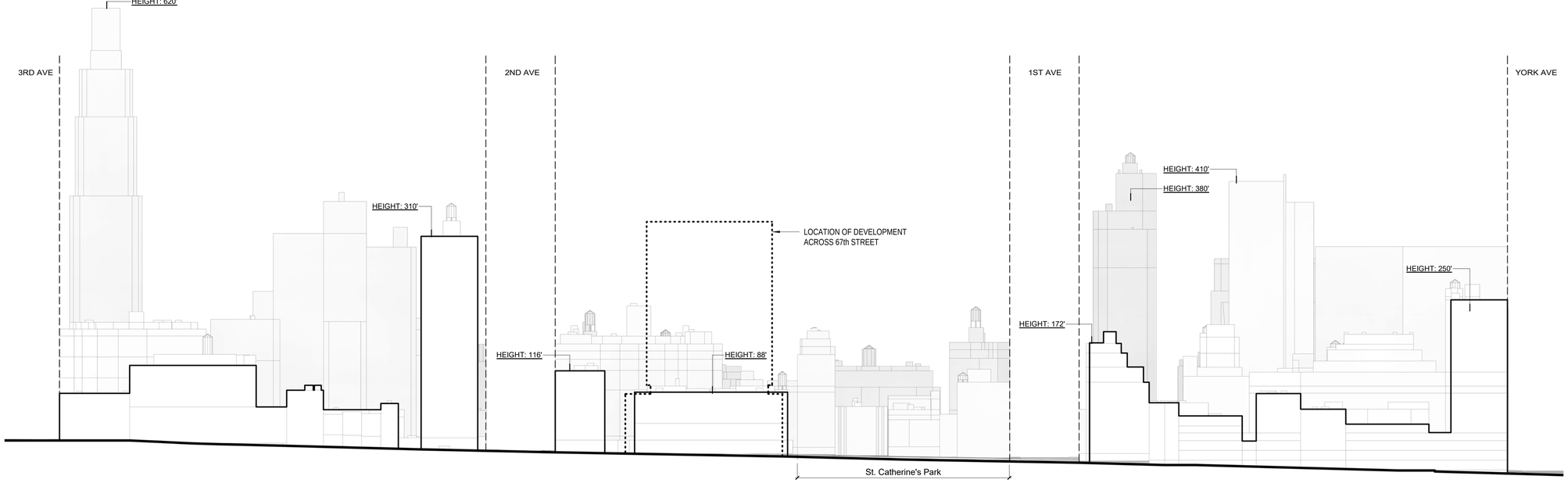


2 67th STREET NEIGHBORHOOD ELEVATION - LOOKING SOUTH
1" = 80'-0"

For Illustrative Purposes Only

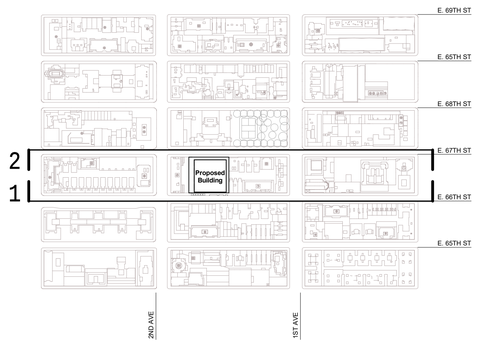


1 67th STREET NEIGHBORHOOD ELEVATION - LOOKING NORTH
1" = 80'-0"

For Illustrative Purposes Only

NOTES

1. All building heights and elevations are measured from the Average Curb Level. 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.



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Key Plan



No.	Issue Name	Date

Date: 3/17/2021
Project Number: 1852

Scale: As indicated

Sheet Title
67th STREET NEIGHBORHOOD ELEVATIONS

Sheet No.
Z-12

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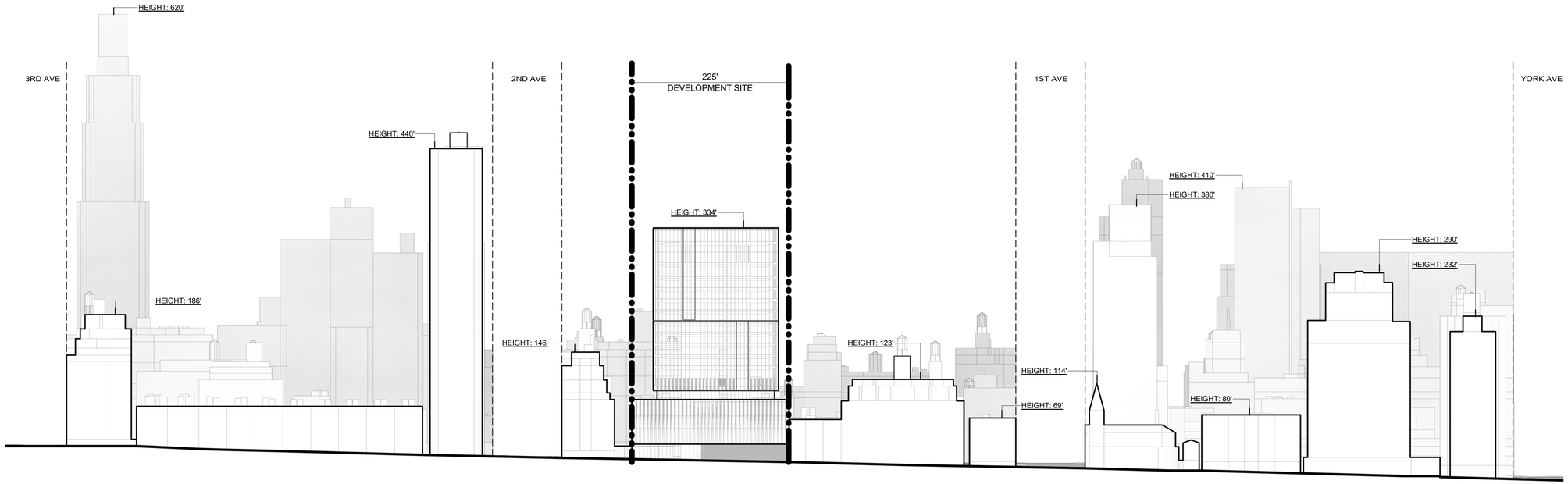
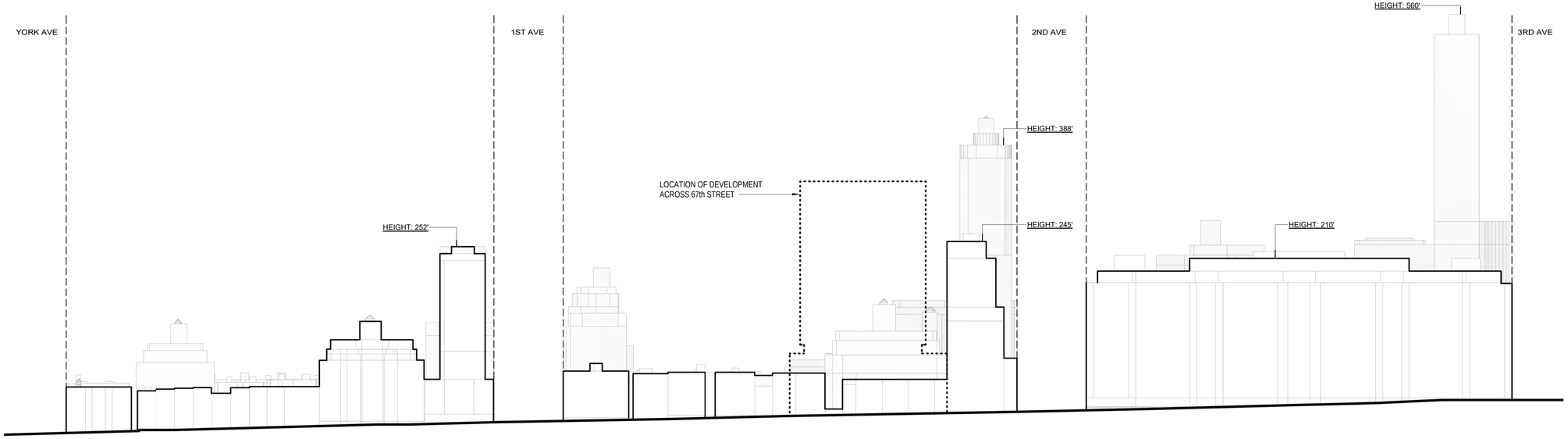


1 66th STREET NEIGHBORHOOD ELEVATION - LOOKING NORTH
1" = 80'-0"



2 66TH STREET NEIGHBORHOOD ELEVATION - LOOKING SOUTH
1" = 80'-0"

NOTES

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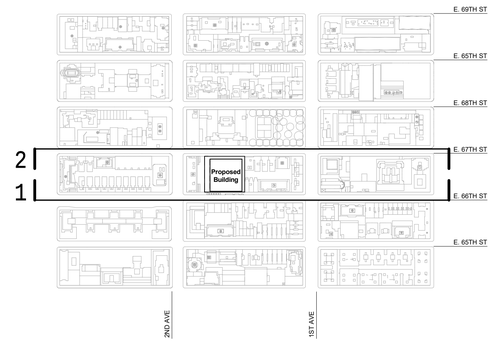

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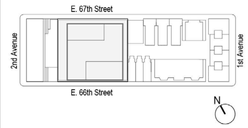

No.	Issue Name	Date

Date: 3/17/2021
Project Number: 1852
Scale: As indicated

Sheet Title
66th STREET NEIGHBORHOOD ELEVATIONS

Sheet No.
Z-13

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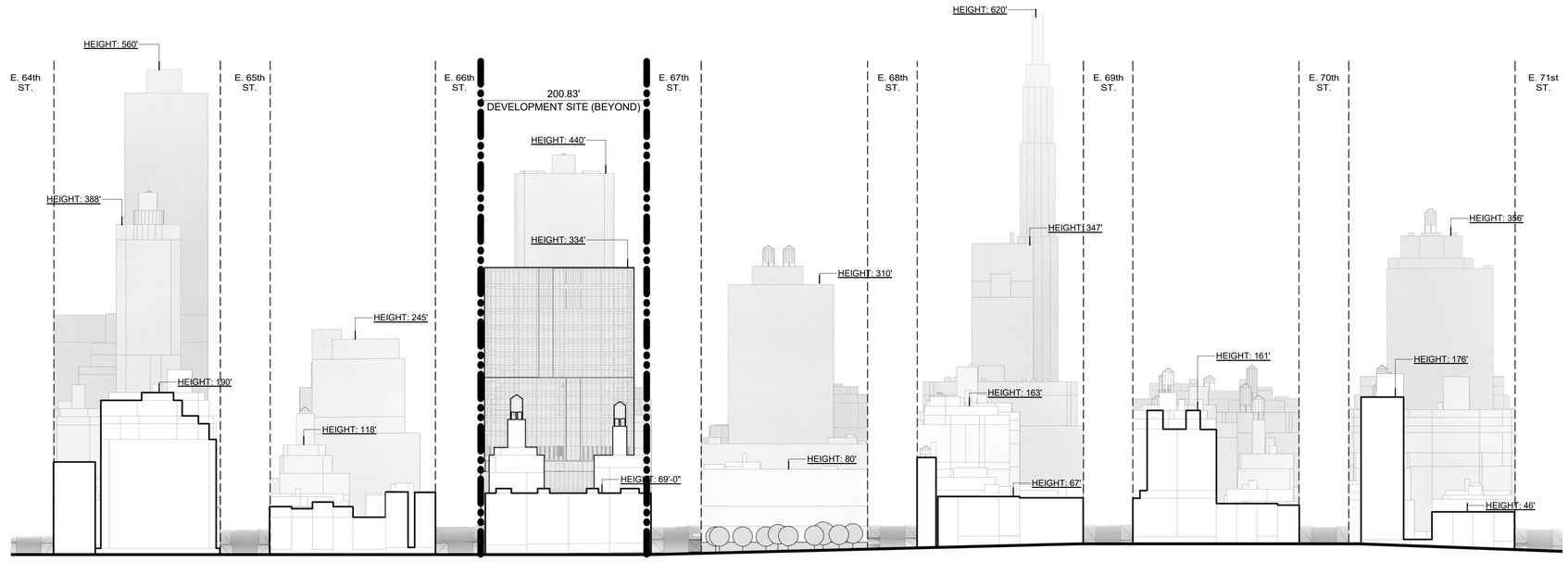
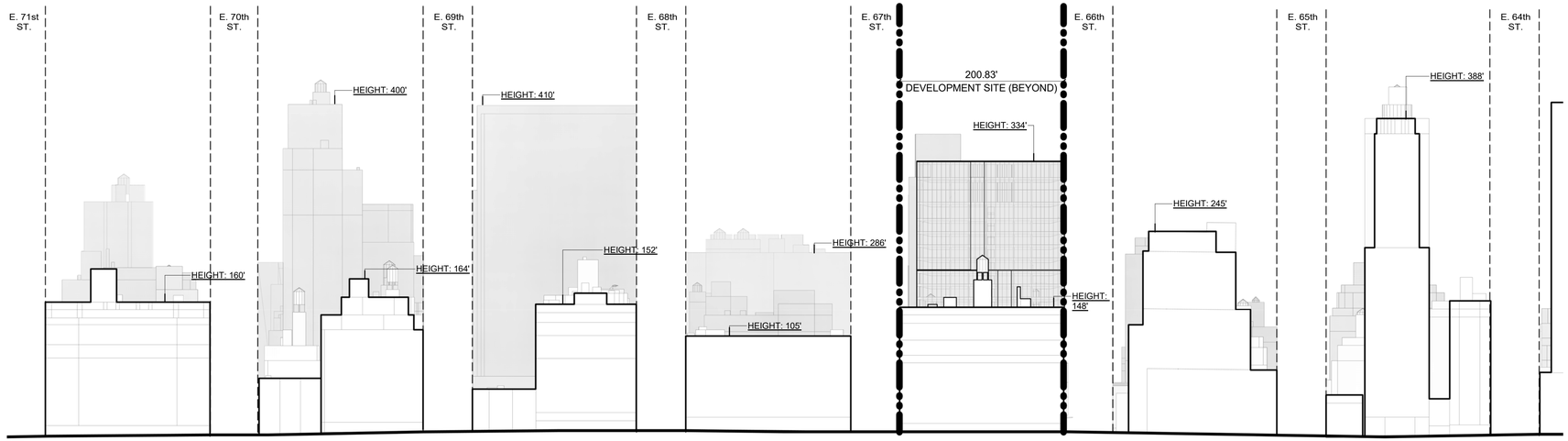


3 1st AVENUE NEIGHBORHOOD ELEVATION - LOOKING WEST
1" = 80'-0"

0 5 20 40 80 160

For Illustrative Purposes Only



4 2nd AVENUE NEIGHBORHOOD ELEVATION - LOOKING EAST
1" = 80'-0"

0 5 20 40 80 160

For Illustrative Purposes Only

NOTES

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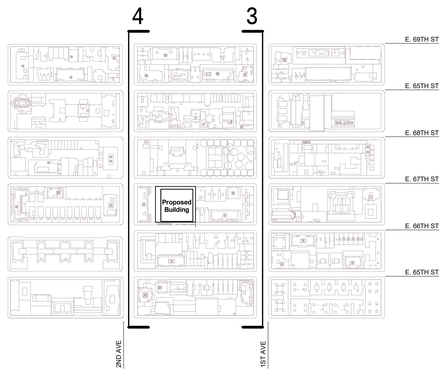

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Key Plan



No.	Issue Name	Date

Date: 3/17/2021
Project Number: 1852
Scale: As indicated

Sheet Title
1st AND 2nd AVENUE NEIGHBORHOOD ELEVATIONS

Sheet No.
Z-14

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